

prime shop to let

24 NEW CONDUIT STREET

vancouver

NEW H&M NOW OPEN

quarter - King's Lynn



**LOCATION:**

King's Lynn is the dominant retail centre in West Norfolk and is a thriving market town. It has a resident urban population of approximately 41,000 and a primary retail catchment of 150,000.

The Vancouver Quarter is a 385,000 sq ft shopping centre with an average footfall of 140,000 per week. The scheme is anchored by **Sainsbury's, Wilko, TK Maxx and H&M.**

**ACCOMMODATION:**

Dimensions and net internal floor areas;

<b>Internal Width:</b>	<b>19 ft 6 ins</b>	<b>5.94 m</b>
<b>Build Depth:</b>	<b>76 ft</b>	<b>23.17 m</b>
<b>Ground Floor:</b>	<b>1,514 sq ft</b>	<b>140.66 m<sup>2</sup></b>
<b>First Floor:</b>	<b>1,404 sq ft</b>	<b>130.44 m<sup>2</sup></b>

**LEASE TERMS:**

Available on a new full repairing and insuring lease subject to five yearly upward only rent reviews.

**RENT:**

£35,000 pax.

**SERVICE CHARGE:**

The approximate annual service charge is £5,996.

**BUSINESS RATES:**

We are advised by the Local Rating Authority that the premises are assessed as follows:

Rateable value	£24,500
UBR (2021/22)	0.499p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30<sup>th</sup> June 2021. For enquiries and to verify this, please contact the local authority on 01553 616200.

**ENERGY PERFORMANCE CERTIFICATE:**

Band C. Report available on request.

**LEGAL COSTS:**

Each party is to be responsible for their own costs.

**POSTCODE:**

PE30 1DP

**SUBJECT TO CONTRACT:**

APRIL 2021

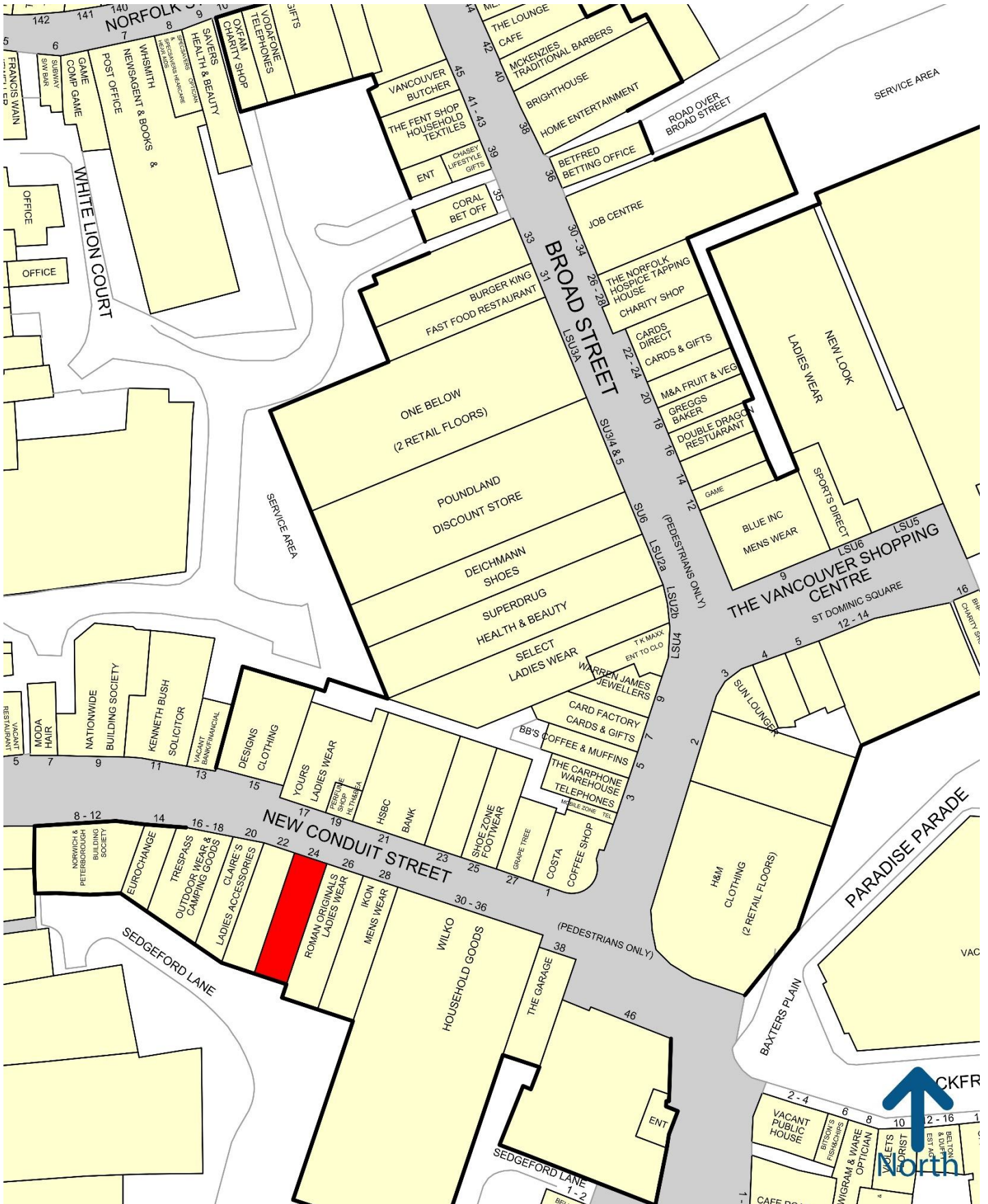
**VIEWING**

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