

# 8 St Dominic's Square

## VANCOUVER QUARTER | KING'S LYNN | PE30 1DT

### Location

King's Lynn is the Primary retail hub located in West Norfolk and is a thriving market town offering a residential population of c.41,000 and a primary retail catchment of c.150,000.

The Vancouver Quarter is a 385,000 sq ft shopping centre benefiting from c.6.2 million annual visitors. The scheme is anchored by Sainsbury's, TK Maxx, Sports Direct and B&M.

### Accommodation

The premises are arranged over ground and first floors providing the following approximate floor areas:-

<b>Ground Floor</b>	820 sq. ft	76.18 sq. m
<b>First Floor</b>	814 sq. ft	75.62 sq. m
<b>Total</b>	<b>1,634 sq. ft</b>	<b>151.8 sq. m</b>

### Term

The property is to let by way of a new effectively Full Repairing and Insuring Lease upon terms to be agreed.

### Service Charge

The current on account service charge for the 2025/26 period is £3,921.

### Rent

Upon Application.

### Rates

Rateable Value (2023): £24,500  
Rates Payable (25/26): £12,544

Interested parties are advised to make their own enquires with the local authority.



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## EPC

Certificate available upon request.

## Legal

Each party is responsible for their own legal costs incurred in this transaction.

## SUBJECT TO CONTRACT

## Viewing

For further information, please contact sole agents:

**Mike Bumford**  
07890 943042  
[Mike.Bumford@knightfrank.com](mailto:Mike.Bumford@knightfrank.com)

**Harry Hill**  
07484 096845  
[Harry.Hill@knightfrank.com](mailto:Harry.Hill@knightfrank.com)

**8 St Dominic's Square, Vancouver  
Quarter, King's Lynn, PE30 1DT**



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