

28 NEW CONDUIT STREET

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:-

Ground Floor	1,784 sq. ft	165.7 sq. m
First Floor	1,819 sq. ft	169 sq. m
Total	3,603 sq. ft	334.7 sq. m

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 £10,361.

Rent

Upon Application.

Rates

Rateable Value (2023): £25,500
Rates Payable (25/26): £13,056

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

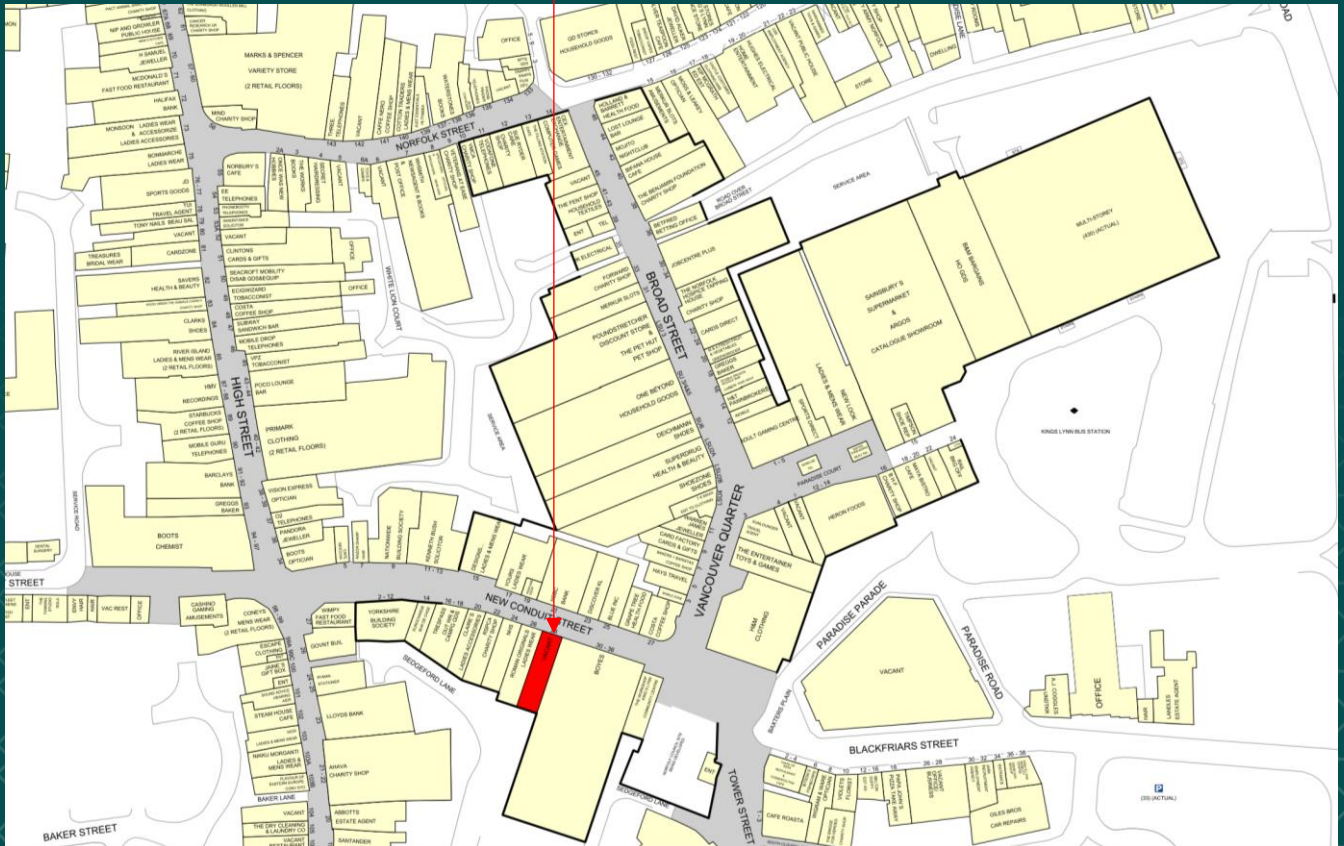
Viewing

For further information, please contact sole agents:

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**28 New Conduit Street, Vancouver
Quarter, King's Lynn, PE30 1DT**



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