

# 38 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:-

<b>Ground Floor</b>	1,679 sq. ft	155.98 sq. m
<b>First Floor</b>	1,150 sq. ft	106.84 sq. m
<b>Total</b>	<b>2,829 sq. ft</b>	<b>262.82 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 £11,030.

### Rent

Upon Application.

### Rates

Rateable Value (2023): £30,750  
Rates Payable (25/26): £15,744

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



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