

22 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:-

Ground Floor	810 sq. ft	75.25 sq. m
First Floor	490 sq. ft	45.52 sq. m
Total	1,300 sq. ft	120.77 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 £5,579.

Rent

Upon Application.

Rates

Rateable Value (2023): £14,750
Rates Payable (25/26): £7,360

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

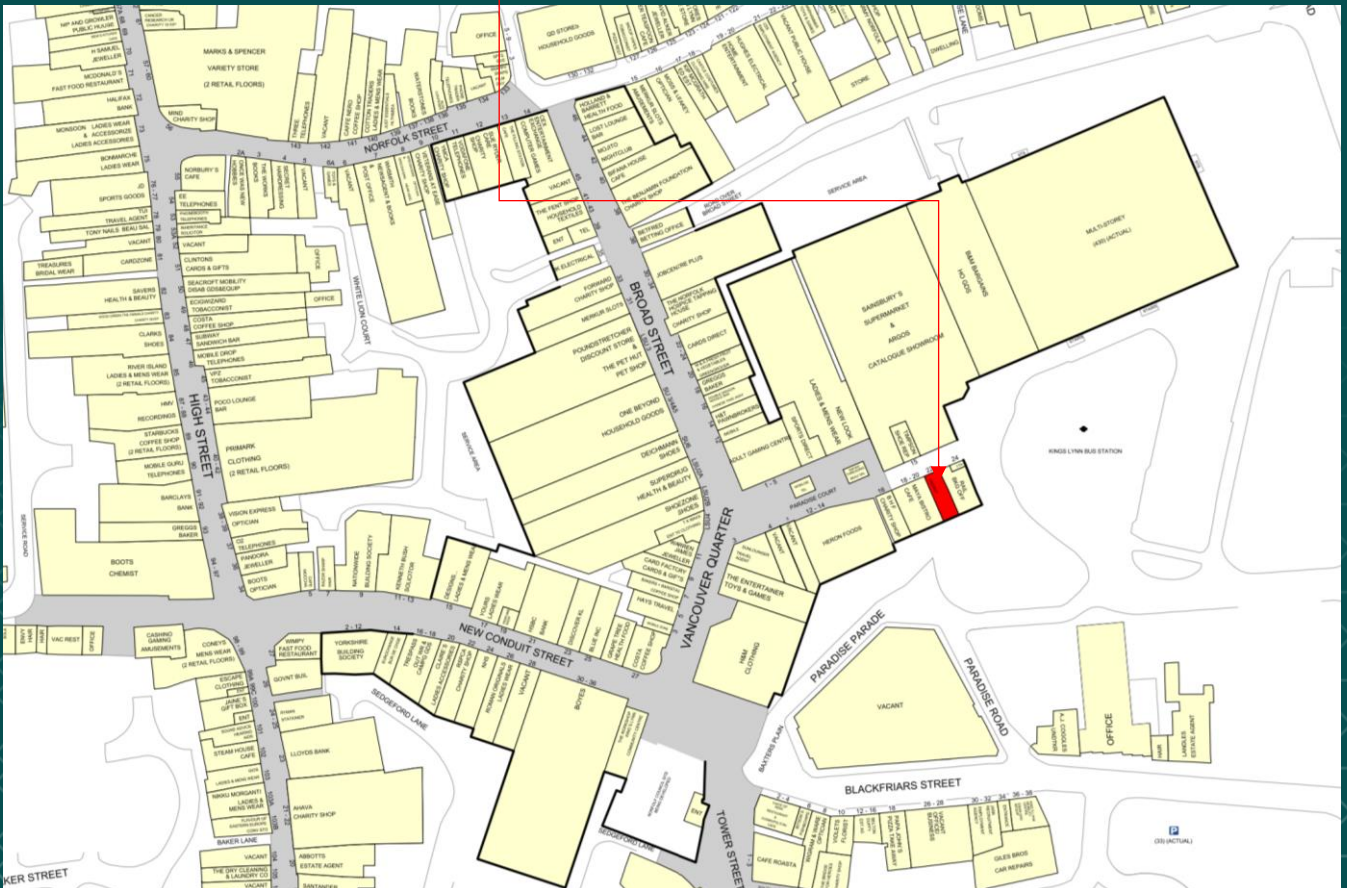
Viewing

For further information, please contact sole agents:

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



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