

RIVERSIDE REDEVELOPMENT



## Unit 15

Riverside Walk, Thetford, IP24 2BB

**Riverside retail units  
immediately available. Final  
two units remaining.**

**1,290 sq ft**  
(119.84 sq m)

- Providing a unit of 1,290 sq ft
- Attractive frontage to the Little Ouse River
- Suitable for a variety of E class uses
- Abundance of free car parking nearby
- Two units remaining for immediate tenant fit out
- Opposite Travelodge, Snap Fitness & The Light Cinema

## Summary

<b>Available Size</b>	1,290 sq ft
<b>Rent</b>	£18,000 per annum
<b>Business Rates</b>	To be re-assessed.
<b>Service Charge</b>	On application
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. Tenant to provide undertaking for abortive legal costs.
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

The redevelopment comprises five new retail units fronting the Little Ouse. Each unit has undertaken a comprehensive programme of upgrade works to the external elevations incorporating new shop fronts, additional first floor windows, removal of the existing canopy and upgrade on external finishes and materials. Internally the units are finished to a shell & core immediately ready for tenant fit out. Three units are pre-let with only two units remaining available and are immediately available.

## Location

Riverside Walk is one of Thetford's main retail precincts and is situated immediately opposite the new Travelodge and Cinema developments. Current nearby occupiers include Travelodge, The Light Cinema, Snap Fitness, Nationwide, Lloyds, Specsavers and The Bell Inn and as well as a wide variety local independent retail occupiers. The redeveloped units maximise the potential of the attractive riverside setting with frontage to the Little Ouse and views across to Butten Island and the public open space fronting the Cinema & Travelodge complex.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
Unit - No 15 (Unit 4) - Ground floor sales	1,290	119.84	£18,000 /annum	Available
<b>Total</b>	<b>1,290</b>	<b>119.84</b>		

## Viewings

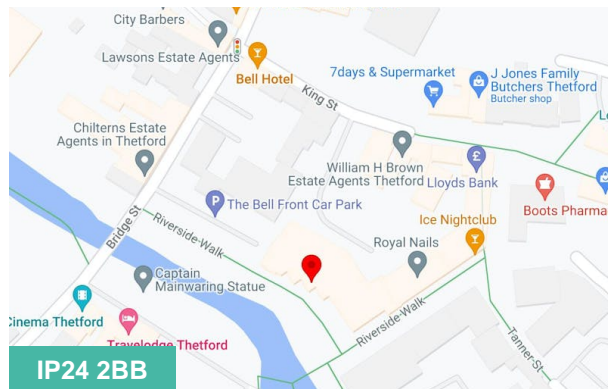
Strictly by appointment with the joint sole agents Hazells. Call 01284 702626.

## Terms

Available on new FR&I leases for a term to be agreed.

## Service Charge

The tenant will be required to pay a fair proportion toward the service charge. Further details on application.



## Viewing & Further Information

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