

CLASS E OPPORTUNITY

**BEDFORD**

UNIT 4B1

RIVERSIDE NORTH

**Description**

Riverside North is the premier leisure destination within Bedford. It is situated on the north bank of the River Great Ouse, to the south of The Harpur Shopping Centre. Bedford College and Bedford Borough Council building are located directly opposite the holding and accessed via a footbridge over the River. Parking is easily found opposite, within the 465 space, multi-storey River Street Car Park, above the Harpur Centre.

Completed in 2017 Riverside is a modern leisure focused development with nearby occupiers including **Taco Bell**, **Wagamama**, **Miller & Carter**, **Zizzi**, **Vue Cinema**, and **Premier Inn**.

Please refer to the attached copy of the street traders plan for further details.

**Accommodation**

The premises are arranged over ground floor only providing the following approximate area:

**Ground Floor** 1,515 sq. ft. (140.75 sq. m)

**Lease**

The premises are to be let on an effectively full repairing and insuring lease for a term to be agreed

**Rent****£30,000**

per annum exclusive.

*Subject to Contract***Service Charge**

The current service charge for the financial year is £1,707 per annum.

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£25,250
<b>UBR (26/27)</b>	0.382p

All parties are to be advised to make their own enquires to the relevant authority.

**EPC**

A full report is available upon request.

**Legal Costs**

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

**Viewing**

Strictly by appointment through joint agents, **Green & Partners**, contacting:

**Ben Sykes** 07572 075103  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

**Matt Beardall** 07912 746923  
[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

Or, **Kirkby Diamond**, contacting:

**Joshua Parello** 07951 613205  
[joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

