



## Unit 25

Riverside Walk, Thetford, IP24 2BG

### Self contained and newly refurbished retail unit

1,082 sq ft  
(100.52 sq m)

- Ground and first floor retail unit
- Nearby occupiers include Specsavers and Nationwide
- Close to the Travelodge & cinema development and Tanner Street public car park
- Busy and popular town centre location

## Summary

<b>Available Size</b>	1,082 sq ft
<b>Rent</b>	£15,500 per annum
<b>Rates Payable</b>	£6,487 per annum Based on the 2026 valuation, coming into effect in April.
<b>Rateable Value</b>	£14,750
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. Ingoing tenant will be required to provide an undertaking for abortive legal costs.
<b>EPC Rating</b>	B (49)

## Description

Unit 25 Riverside Walk is a newly refurbished, self contained retail unit set over the ground and first floor.

The ground floor sales area includes a wood effect laminate flooring, suspended stripped LED lights with a large fully-glazed shopfront. The first floor consists of ancillary areas useful for office or storage, one WC and kitchenette.

The property would suit a variety of uses within Class E and provides refurbished accommodation ready for new or established businesses.

## 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, Specsavers and The Bell Inn and as well as a wide variety local independent retail occupiers.

The redeveloped units on riverside walk 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
Unit - Whole	1,082	100.52
<b>Total</b>	<b>1,082</b>	<b>100.52</b>

## Viewings

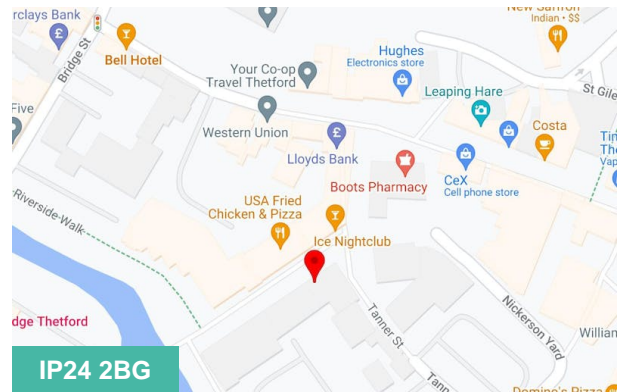
Strictly by appointment with the joint sole agents Hazells. Call 01284 702626

## Terms

A new effectively FR&I lease on terms to be agreed.

## Service charge

The tenant will be responsible for paying a fair proportion toward the service charge. Further details on request.



## Viewing & Further Information

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