

SELF CONTAINED RETAIL UNIT WITH NEW SHOP FRONT

Approx 96.25 m² (1,036 ft²)

TO BE LET



Unit 18 Riverside Walk Thetford IP24 2BG

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

Unit 18 Riverside Walk, Thetford IP24 2BG

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

DESCRIPTION

The unit comprises a well-presented and self-contained retail unit set over ground and first floors. The sales area has suspended ceilings with recessed LED lighting. A new fully glazed shop front has been installed. The first floor accommodation provides ancillary storage, single WC and kitchenette.

ACCOMMODATION

The accommodation comprises the following:

	M ²	Ft ²
Ground floor sales	64.20	691
First floor ancillary	31.96	344
Total	96.16	1,035

RENT AND TERMS

£15,500 per annum exclusive on an effectively FRI lease on terms to be agreed.

BUSINESS RATES

The VOA website shows a rateable value of £12,000 which at a multiplier of 0.499 indicates payable rates of £5,988 for the year 2024/2025. 100% small business rates discount may apply.

All interested parties should check these figures with the Local Authority.

EPC

D-83

SERVICE CHARGE

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

POSSESSION

Upon completion of legal formalities.

N.B. The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

VIEWING AND FURTHER INFORMATION

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