

To Let - Retail Unit - £44,000 p.a.x.

The Pavillion, 1b, Riverside Square, Bedford, MK40 1AR



- ◆ Pedestrianised part of Riverside Square
- ◆ Ground floor, detached unit
- ◆ Part of brand new mixed use development
- ◆ Suitable for A3 use

Contact Us: 01234 276895 / property@bedford.gov.uk

Description

- Ground floor open plan retail area with a large frontage overlooking River Ouse
- Mains water, electricity and gas are available (prospective tenant should make their own enquiries regarding connection).
- EPC rating - tbc

Accommodation

Retail Frontage		
GIA Ground Floor	203m ²	2.185 ft ²

Areas are approximate and should not be relied on as 100% accurate.

Terms

- **Leasehold: £44,000 per annum exclusive**
- VAT: all figures are quoted exclusive of VAT. VAT is chargeable at the appropriate rate
- Tenant responsible for all repairs
- Each party will be responsible for their own legal costs and surveyor fees in connection to the new lease

Business Rates

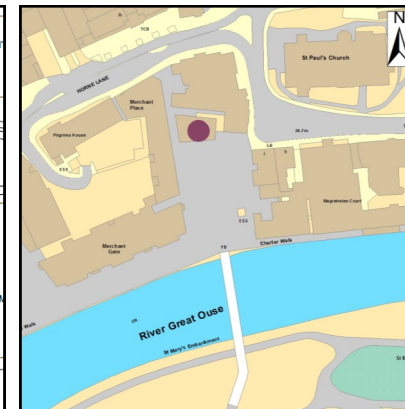
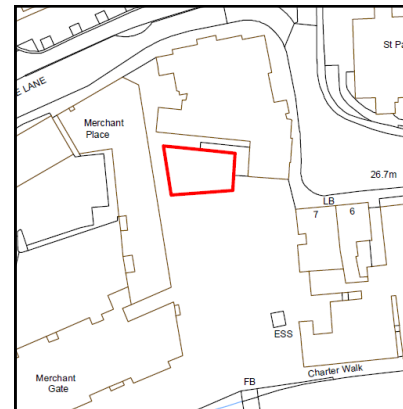
- Rateable value: £66,500
- Tenants may be eligible for small business rate relief. For further information please contact Local Taxation on 01234 718097

Permitted Use

- Any use within use class A3 use of the Town and Country Planning (Use Classes) Order 1987 (as amended) would be considered.
- Prospective tenants are advised to contact the Local Planning Authority on 01234 718068 if they have any specific queries.

Location

- The premises are situated on the Riverside Square mixed use leisure and retail destination adjoining the town centre and fronting the River Great Ouse.
- Nearby occupiers include Wagamama, Zizzi, Vue Cinema, Premier Inn and Albero Lounge.
- Bedford town has a rich mix of national and independent retailers.
- Bedford is centrally located to London, Milton Keynes, Cambridge and Oxford. Good access to A421 Bedford bypass.



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