



Unit 18

Riverside Walk, Thetford, IP24 2BG

Self contained retail unit with new shop front

1,036 sq ft
(96.25 sq m)

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

Summary

Available Size	1,036 sq ft
Rent	£15,500 per annum
Rates Payable	£5.78 per sq ft 100% small business rates discount may apply.
Rateable Value	£12,000
Car Parking	N/A
Estate Charge	N/A
EPC Rating	D (83)

Description

The unit comprises 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.

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

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Sales	691	64.20
1st - Ancillary	344	31.96
Total	1,035	96.16

Viewings

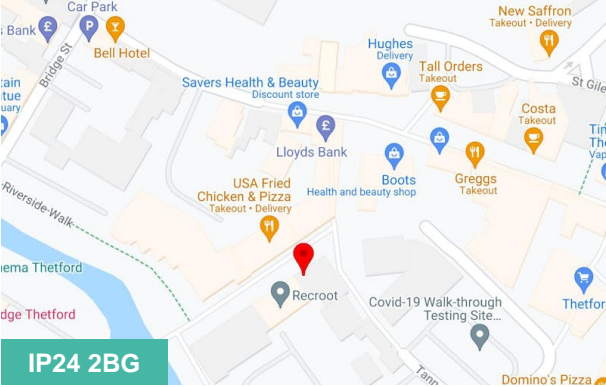
Strictly by appointment with the joint sole agents Hazells. Call 01284 702626

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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