

UNIT 4A RIVERSIDE

Horne Lane, Bedford MK40 1AS



Key Highlights

- Established leisure scheme in the centre of Bedford
- Adjacent to Wagamama, Miller & Carter, Premier Inn and Vue
- External seating terrace to the front elevation
- GIA approx. 329 sq m (3,537 sq ft)

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Location

Located in the heart of Bedford town centre fronting the River Great Ouse, the mixed use leisure development hosts a number of national leisure operators and is anchored by a 7 screen Vue Cinema and a 100 bed Premier Inn.

The Riverside is a popular destination point and hosts a number of restaurant brands including Albergo Lounge (Loungers), Zizzi, Gourmet Burger King, Miller & Carter, Toast, Treat St and Wagamama in addition to Anytime Fitness.

Description

The unit is situated on the ground floor of the development with full height glazing to the front elevation. Externally there is a seating terrace to the front elevation.

Accommodation

The premises are configured to provide accommodation at ground floor level. Internally the unit will be provided in shell condition with capped services.

Tenure

Held for a term of 20 years with effect from 26 April 2017 at a current rent of £91,962 per annum subject to an upwards only review on 26 April 2022 and five yearly thereafter. The service charge is to be confirmed.

Approximate Floor Areas

The property has the following approximate gross internal area:

AREA	SQ FT	SQ M
Ground Floor	3,537	329

Rateable Value

2017 - £106,000

EPC

An EPC is in the course of preparation.

Viewings

All viewings must be arranged by prior appointment through the joint agents Savills and Shelley Sandzer.

Photography

Please note the unit is currently closed. All images included within this brochure are for indicative and illustrative purposes only.

VAT

All figures quoted are exclusive of VAT.

Contact

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