



RIVERSIDE RESTAURANT/RETAIL

Unit 19

Riverside Walk, Thetford, IP24 2BB

Riverside retail/restaurant unit with partial fit out for restaurant.

2,478 to 3,841 sq ft
(230.21 to 356.84 sq m)

- Ground floor sales area of 2,478 sq ft
- First floor ancillary area of 1,363 sq ft
- Suitable for a variety of E class uses
- Partial fit out including customer WCs, kitchen areas, tiled floors & lighting
- Opposite Travelodge, NR Health & Fitness, Snap Fitness & The Light Cinema

Summary

Available Size	2,478 to 3,841 sq ft
Premium	Nil
Rates Payable	£9,936 per annum Based on the 2026 valuation, coming into effect in April.
Rateable Value	£23,000
Service Charge	On application
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. Tenant to provide undertaking for abortive legal costs.
Estate Charge	N/A
EPC Rating	B (36)

Description

Unit 19 Riverside Walk provides ground floor sales and first floor ancillary space. The ground floor sales area has been partially fitted out for restaurant/cafe purposes with customer WCs, tiled floors, lighting and first fix kitchen fit out. The property therefore offers an excellent opportunity for parties seeking to open a restaurant or cafe premises. Other retail & leisure uses within Class E will also be considered.

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 NR Health & Fitness, Travelodge, The Light Cinema, Snap Fitness, Nationwide, 7 Pecados and The Bell Inn and as well as a wide variety local independent retail occupiers.

The redeveloped units 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	Rent	Availability
Ground - Restaurant/sales & kitchen	2,478	230.21	roa	Available
1st - Office/ancillary	1,363	126.63	roa	Available
Total	3,841	356.84		

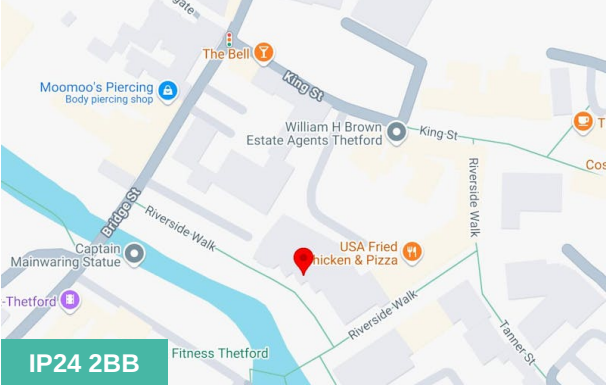
Viewings

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

Terms

Available on by way of an assignment of the existing lease. Details on application.

Alternatively consideration may be given to a sub-letting on terms to be agreed.



Viewing & Further Information

Richard Pyatt
01284 702626 | 07717758492
richard@hazells.co.uk

Adam Palombo
01284702626
adam@hazells.co.uk



