

PROMINENT RETAIL UNIT



39 Riverside Walk

Thetford, IP24 2BB

Self contained ground floor retail unit

761 sq ft
(70.70 sq m)

- Prominent town centre location
- Double fronted unit with excellent window display
- Nearby occupiers include Specsavers, Nationwide and Haart
- In close proximity to the Old Bury Road and Tanner Street car parks
- Immediately available on new lease to be agreed

Summary

Available Size	761 sq ft
Rent	£15,000 per annum
Rates Payable	£7,560 per annum Based on 2026 valuation, coming into effect in April.
Rateable Value	£17,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The ingoing tenant will be required to pay an undertaking for abortive legal costs.
Estate Charge	An estate charge is payable for the upkeep and maintenance of the communal areas. Further details are available upon request.
EPC Rating	Upon enquiry

Description

The unit is a well-presented, open-plan retail space with a fully glazed frontage. The sales area features suspended ceilings with recessed lighting and wood-effect laminate flooring. Internally, the property includes storage space, a single WC, and a kitchenette.

Located on Riverside Walk with excellent return frontage, the unit sits in a prominent location within the parade and is directly opposite the main route from Tanner Street car park into the town centre.

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, NR Health & Fitness, Specsavers and The Bell Inn and as well as a wide variety local independent retail occupiers.

Accommodation

The accommodation comprises the following areas:

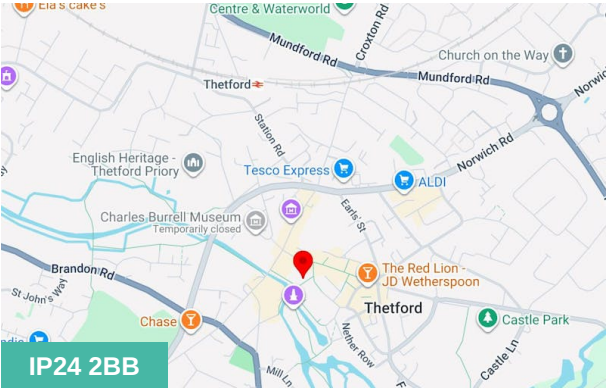
Name	sq ft	sq m	Availability
Ground - Sales Area	600	55.74	Available
Ancillary - Ancillary	161	14.96	Available
Total	761	70.70	

Viewings

By appointment with the joint agents Hazells. Call 01284 702626

Terms

A new effective FR&I lease on terms to be agreed.



Viewing & Further Information

Adam Palombo

01284702626

adam@hazells.co.uk

Richard Pyatt

01284 702626 | 07717758492

richard@hazells.co.uk