

To Let - Retail Unit - Offers Invited

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



Landmark, Highly Prominent Unit
Gateway Location within Riverside
G.I.A. 2,185 sq. ft. / 203 sq. M.

Solus Detached Building
South Facing External Seating Area
High Footfall and Established Position

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

Description

- Ground floor open plan retail area with a large frontage overlooking River Ouse
- Mains water and electricity are available (prospective tenant should make their own enquiries regarding connection).
- EPC rating - C (59)

Accommodation

Retail Frontage	N/A	N/A
GIA Ground Floor	203m ²	2,185 ft ²

Areas are approximate and should not be relied on.

Terms

- **Leasehold: £47,500 pa**
- All figures are quoted exclusive of VAT.
- A new 15 year FR&I Lease, Inside the 1954 Act.
- Each party will be responsible for their own legal costs and surveyor fees in connection to the lease

Business Rates

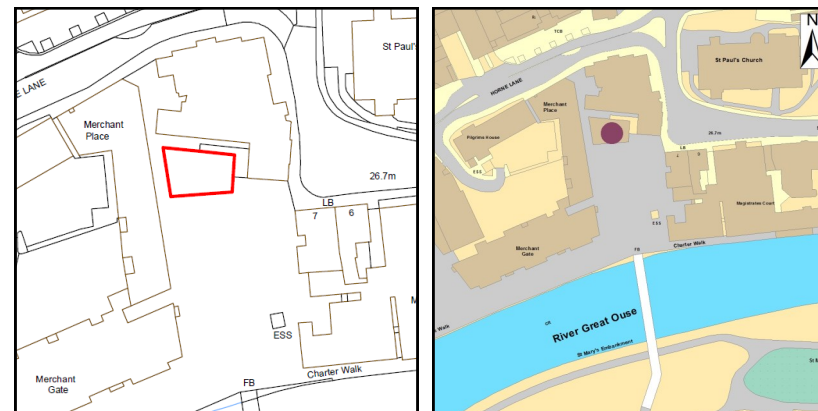
- Rateable value: £24,250
- Tenants may be eligible for small business rate relief. For further information please contact Local Taxation on 01234 718097

Permitted Use

- Any use within class E use of the Town and Country Planning (Use Classes) Regulations 2020 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.



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