



## Unit 14

Riverside Walk, Thetford, IP24 2BG

**Self contained retail unit  
undergoing refurbishment  
to include new shop front**

**1,113 sq ft**  
(103.40 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

# Unit 14, Riverside Walk, Thetford, IP24 2BG

## Summary

<b>Available Size</b>	1,113 sq ft
<b>Rent</b>	£15,500 per annum
<b>Rates Payable</b>	£5.38 per sq ft 100% small business rates discount may apply.
<b>Rateable Value</b>	£11,750
<b>EPC Rating</b>	E (106)

## 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 lighting and has most recently been used as a café. 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	674	62.62
1st - Ancillary	440	40.88
<b>Total</b>	<b>1,114</b>	<b>103.50</b>

## Viewings

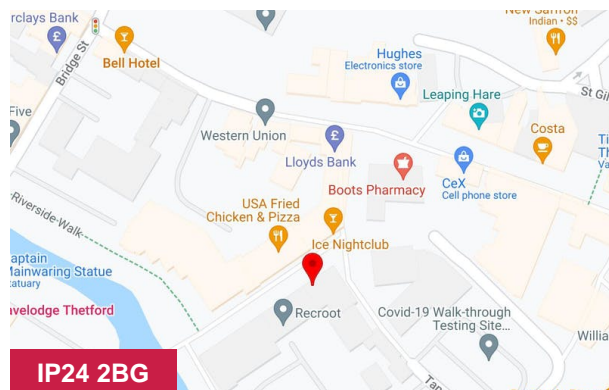
Strictly by appointment with the joint sole agents Hazells. Call 01284 702626

## 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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