

Bedfords Premier Leisure Destination



BEDFORD

RIVERSIDE NORTH

green&partners



Location

Bedford is the **major commercial centre** in Bedfordshire and the south-east of England.

The town is located approximately 51 miles (82km) north of Central London, 30 miles (48km) west of Cambridge and 21 miles (34km) south-east of Birmingham.



By Road

The asset is strategically located between the major arterial routes of the A1 and M1, some 10 miles (16km) to the east and west respectively. The A421 southern bypass is a primary link between the A1 and M1.



By Rail

There are fast and frequent services to London St Pancras International with a fastest journey time of 39 minutes. Bedford Train Station is within a 10-minute walk from the property. The train station provides additional direct services to Nottingham, Leicester and Gatwick Airport.



By Air

London Luton International Airport is located approximately 20 miles (32 km) to the south. London Heathrow, the UK's busiest airport, is located some 61 miles (98km) to the south, while London Gatwick Airport is located 96 miles to the south. There is also a direct train from Bedford Station in an average journey time of 1hr 45 minutes.



Popular Commuter Town – 6 trains an hour to London St Pancras in a fastest journey time of 39 minutes.



Circa
£1bn
**Retail and
Leisure Spend**

in Bedford.
Above the
National Average
per capita.



Demographics & Local Economy



Bedford has a **primary catchment** of approximately **300,000**



Bedford has a **significantly higher than average** number of working adults.



Excellent transport connections coupled with **increasing residential provision**, has led to Bedford becoming one of the country's most popular commuter towns.



Bedford is projected to see **significantly above average growth in population** over the period 2020-2025



Bedford is home to **four private schools** run by the Harper Trust.



Universal Studio theme park planned.

Situation

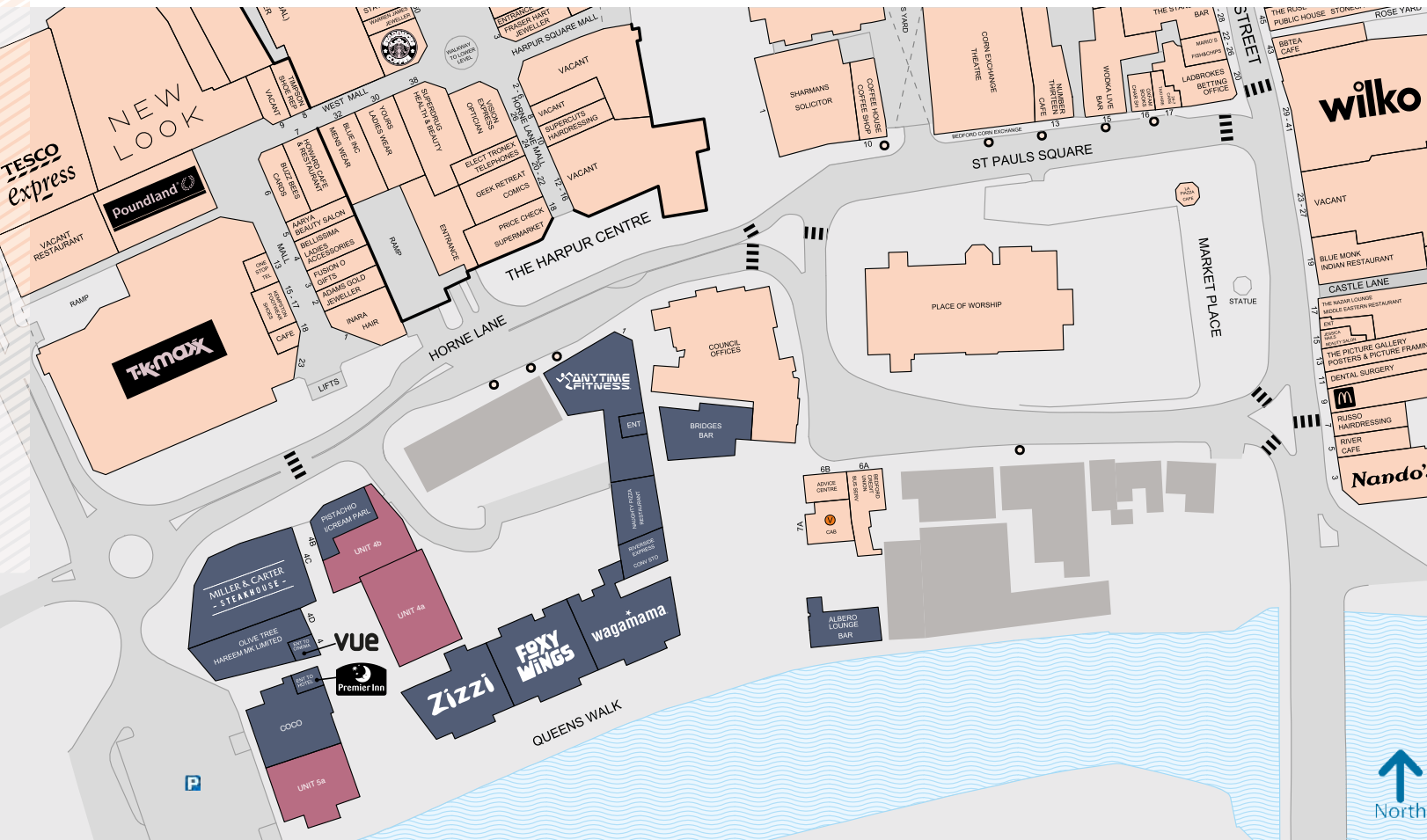
Bedford Riverside is situated on the north bank of the River Great Ouse, to the south of The Harpur Shopping Centre. The property sits within close proximity to the Corn Exchange Theatre, St Paul's Church and Bedford Town Hall. Bedford College and Bedford Borough Council building are located directly opposite the holding and accessed via a footbridge over the River.

Parking is easily found opposite, within the 465 space, multi-storey River Street Car Park, above the Harpur Centre.

Premier Inn's are entitled to use up to 100 car parking spaces within this council owned facility under the terms of their lease.

**Bedfords
premier
leisure
destination**





Unit 4a

Area:	3,644 sq. ft.
Quoting Rent:	£75,000 per annum exclusive
Rateable Value:	£88,965
Service Charge:	£2,367.76
Insurance:	£399.57

Unit 4b

Area:	2,340 sq. ft.
Quoting Rent:	£50,000 per annum exclusive
Rateable Value:	£57,129
Service Charge:	£1,520.46
Insurance:	£278.45

Unit 5a

Area:	3,983 sq. ft.
Quoting Rent:	£85,000 per annum exclusive
Rateable Value:	£97,241
Service Charge:	£2,588.03
Insurance:	£485.18







Terms:

The premises will be available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Planning:

The units currently benefit from 'Class E consent'. Alternative use classes will be considered subject to planning permission.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in the transaction.

Timing:

The units are available immediately.

VAT:

All figures quoted are exclusive of VAT.

EPC

A full suite of EPC's are available upon request.

Contacts

For further information or to arrange an inspection, please contact:

Matt Beardall

07912 746923

matt.beardall@greenpartners.co.uk

Ben Sykes

07572 075103

ben.sykes@greenpartners.co.uk

green&partners

Nathan George

07741 261890

nathan.george@kirkbydiamond.co.uk

Chandan Teji

07943 852 444

chandan.teji@kirkbydiamond.co.uk

**Kirkby
Diamond**

MISREPRESENTATION ACT 1967. The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/ or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. March 2024. Designed and produced by Creativeworld Tel: 01282 858200.