

Bedford's 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 privates schools run by
the Harper Trust.



Universal Studio
theme park planned.

Situation

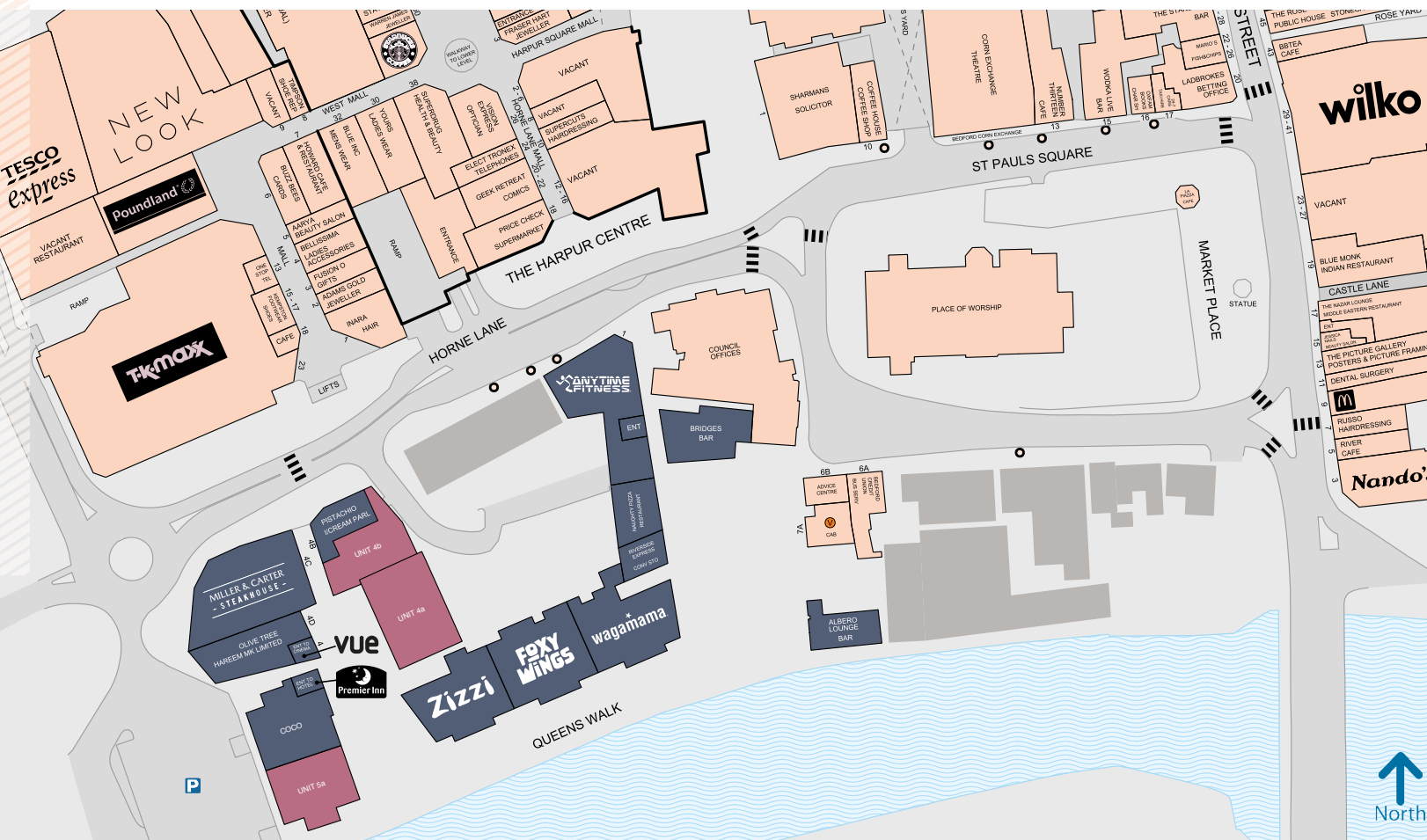
Bedford Riverside is situated on the north bank of the River Great Ouse, to the south of The Harpur Shopping Centre. The property sits within close proximity to the Corn Exchange Theatre, St Paul's Church and Bedford Town Hall. Bedford College and Bedford Borough Council building are located directly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

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premier
leisure
destination**





Unit 4a

Area:	3,644 sq. ft.
Quoting Rent:	£75,000 per annum exclusive
Rateable Value:	£43,500
Service Charge:	£2,774
Insurance:	£400

Unit 4b

Area:	2,340 sq. ft.
Quoting Rent:	£50,000 per annum exclusive
Rateable Value	The unit is currently being reassessed.
Service Charge:	£1,667
Insurance:	£278

Unit 5a

Area:	3,983 sq. ft.
Quoting Rent:	£85,000 per annum exclusive
Rateable Value:	£48,000
Service Charge:	£3,033
Insurance:	£485







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**

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