

**TO LET**



**5B Riverside, Horne Lane, Bedford, MK40 1AS**

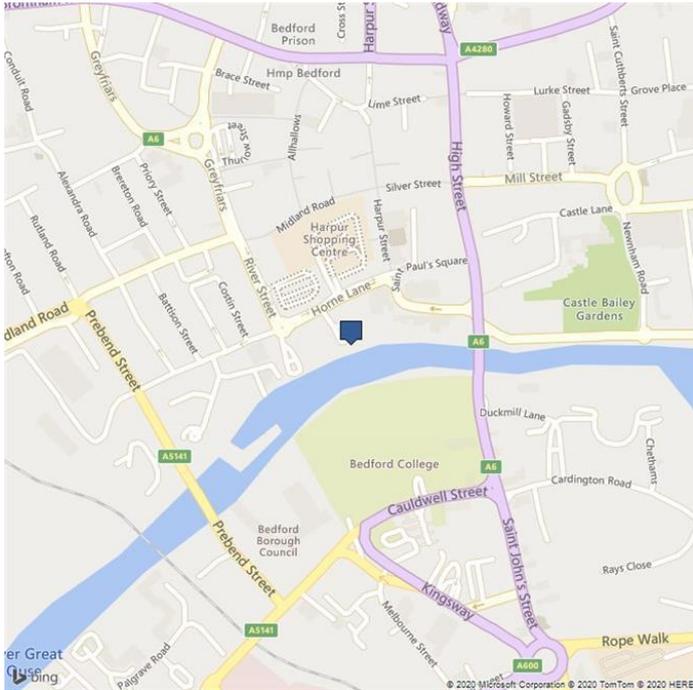
**912 SqFt (84.73 SqM)**

**Price On application**

**Riverside Bar Within Vibrant  
Town Centre Leisure Hub**

## Location

The premises are located on Riverside adjacent to Market Place and Harpur Shopping Centre.



## Description

Riverside bar premises within vibrant town centre leisure hub.

## Terms

Rent on application.

## VAT:

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.



## Specification

With views across the River Great Ouse and home to various restaurants, bars, a cinema, apartments and a hotel, Riverside is a modern leisure focused development built in 2017.

Unit 5D comprises of bar and seating areas with back of house and wc facilities previously fitted out by the previous tenants.

Nearby occupiers include Wagamama, Miller & Carter, Zizzi, Vue Cinema, Anytime Fitness and Premier Inn. The development also provides attractive public space where events take place and car parking is provided at several nearby public car parks.

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground Floor	912	84.73
First Floor	TBA	TBA

Areas quoted are approximate and should not be held as 100% accurate.

## Business Rates

Rateable Value: £34,250

Interested parties are advised to contact the relevant Local Authority

## EPC

EPC Rating - E (107)

## Viewings

For viewings and further information please contact:

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