

RIVERSIDE NORTH BEDFORD

CO
PLAN
ESTATES



A truly fantastic mixed use leisure and retail destination adjoining the town centre and fronting the River Great Ouse



CGI picture – indicative only





Riverside North represents an excellent strategic leisure opportunity. Fronting the picturesque River Great Ouse, Victoria Park and directly adjoining the South of the town centre, the scheme is well placed to capture town centre trade.

The development will provide Bedford with a unique offering of food, beverage and leisure facilities and become a destination in its own right.



Bedford is a thriving market town with its original 'charter' market dating back more than 800 years.



Riverside North is a truly mixed use development, anchored by a Vue 7 screen multiplex cinema with commercial leisure/retail space totalling c. 5,500 sq m (60,000 sq ft). Fronting the riverside, above the restaurant space will be 5 levels of contemporary residential apartments and a Premier Inn Hotel.

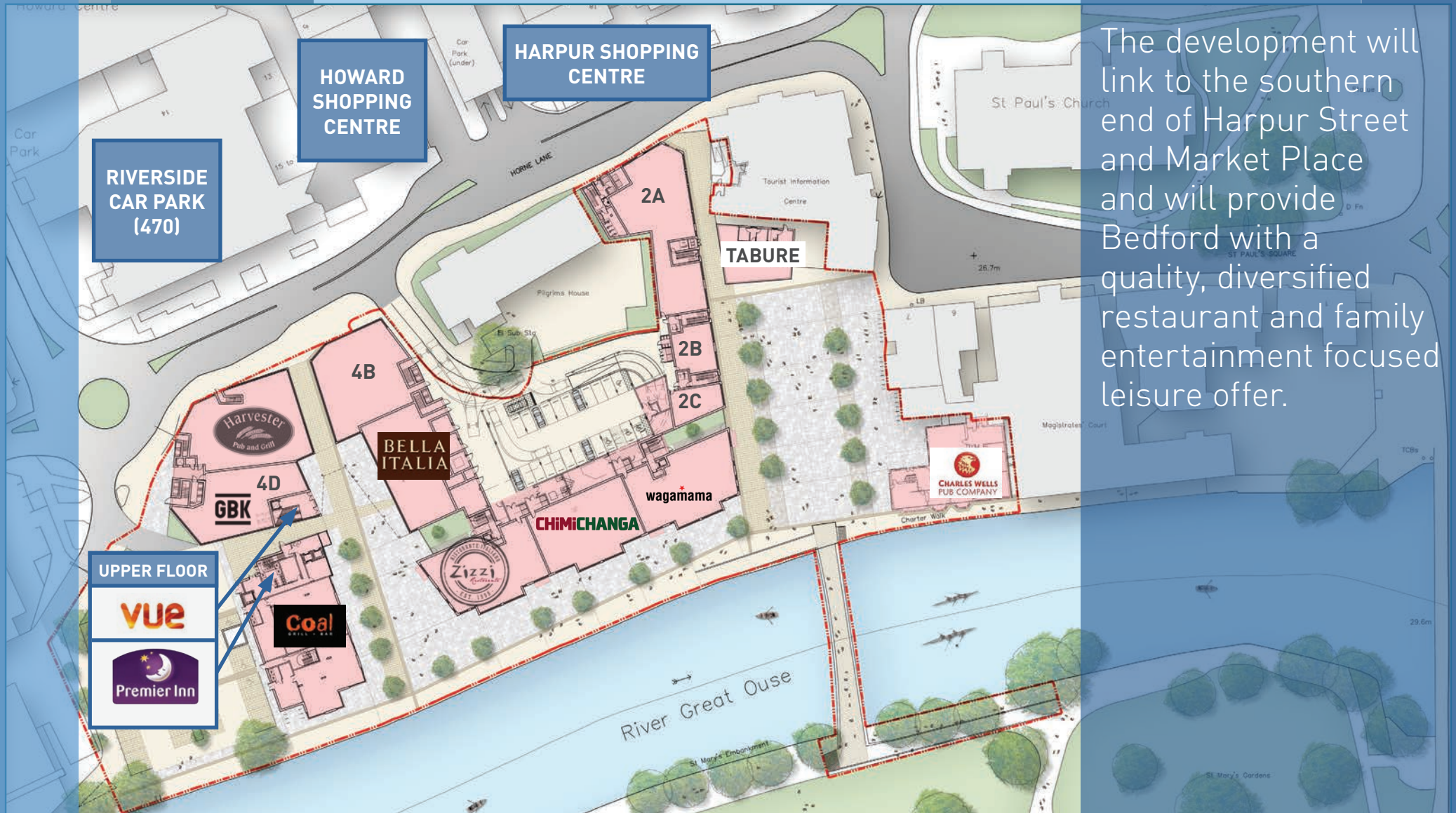
The scheme will provide links via a new pedestrian bridge to Victoria Park, it will embrace the river and its activities and will provide a seamless pedestrian link to Bedford Town Centre together with direct access into the 470 space multi-storey car park.

Bedford's twice-weekly Charter Market put the town on the map in 1166. Now, Bedford hosts three speciality Markets; a Gourmet Food Market on Thursdays, joined by Farmers Markets on the 2nd and 4th Thursday of the month.

Bedford is host to many areas of outstanding natural beauty and attractions, including stately homes and gardens, woodland walks and nature reserves and country parks. Bedford enjoys excellent transport links to London (35 minutes), the north and beyond, making it an attractive place to live, work and visit.

The total population within the Bedford primary catchment area is 309,000, above the Major Town average and ranking the town 79 out of the PROMIS Centres. There are 205,000 people within a 20 min drive time and the two highest Mosaic groups are "Suburban Mindsets" and "Professional Rewards" [Experian Data].





The development will link to the southern end of Harpur Street and Market Place and will provide Bedford with a quality, diversified restaurant and family entertainment focused leisure offer.

LOCATION

Riverside North is accessed from Horne Street and River Street, directly opposite The Harpur Centre and a 470 space adjoining multi-storey car park. The development is bounded to the Southern elevation by the River Great Ouse. On the opposite side of the river is the attractive Victoria Park and Bedford College.

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UNITS AVAILABLE

With agreements already in place for the upper floors including a 7 screen Vue Cinema and Premier Inn Hotel in block 4 and 5, units remain available at ground floor opening up to the public squares and the river frontage. Units will be provided in developer's shell specification, offering flexible accommodation as follows:-

Leisure A3 Restaurant Units:

Unit Number	Size (Sq Ft)	Status
1B	2,185	U/O - Tabure
2A	4,900	Available
2B	990	Available
2C	850	U/O - Coffee Republic
Cowper Building	8,000	U/O - Charles Wells
3A	3,500	Let - Zizzi
3B	3,500	Let - Chimichanga
3C	3,500	Let - Wagamama
4A	3,644	Let - Bella Italia
4B	3,965	Available
4C	4,500	Let - Mitchells & Butler
4D	3,332	U/O - GBK
5A	1,000	Available
5B	4,000	Let - Coal Grill and Bar

RENTS

On application.

TENURE

New effectively FR&I leases for a term by arrangement.

PLANNING

Planning secured for A1 and A3.



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