



CHAPMAN
CHARTERED SURVEYORS

1 COBBS YARD, ST NICHOLAS STREET, DISS IP22 4LB

56.7 sqm / 610 sqft



GROUND FLOOR RETAIL PREMISES IN COURTYARD LOCATION

Ref: 181193

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Regulated by RICS

TO LET

Ground floor retail premises in courtyard location
56.7 sqm / 610 sqft

LOCATION

Diss is a thriving market town in south Norfolk with a population of approximately 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. The property is located in Cobbs Yard off St Nicholas Street, one of two boutique shopping courtyards in the Heritage Triangle part of Diss.

DESCRIPTION

Ground floor lock-up shop at the entrance to Cobbs Yard.

ACCOMMODATION

A recessed shop front leads into the open-plan retail area with plastered and painted walls and ceiling and original exposed brickwork. There is an office with a small kitchen unit off the retail area, and a separate WC.

FLOOR AREAS (NIA)

Retail sales	47.3 sqm	509 sqft
Ancillary	<u>9.4 sqm</u>	<u>101 sqft</u>
	56.7 sqm	610 sqft

LEASE TERMS

The property is available on a new lease on internal repairing and insuring terms (IRI) on terms to be agreed.

RENT

£8,000pa payable monthly in advance.

DEPOSIT

Three months' rent.

SERVICE CHARGE

No service charge.

VAT

No VAT.

SERVICES

Mains water, electricity and foul drainage.

BUSINESS RATES

Rateable Value: £8,000

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: C (72).

PLANNING

We assume the property has planning permission for Class E retail use.

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The tenant will contribute £495+VAT to the landlord's costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact Chapman Chartered Surveyors:

Contact: Oliver Chapman MRICS

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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