



CHAPMAN
CHARTERED SURVEYORS

TOWN CENTRE COMMERCIAL / RESIDENTIAL INVESTMENT

275.1 sqm / 2,961 sqft



MARKET PLACE, DISS IP22 4AB

Ref: 181188

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

INVESTMENT FOR SALE

Commercial / residential investment in prime town centre location

275.1 sqm / 2,961 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 on Market Place, the prime retail area in Diss. Nearby occupiers include Boots, Holland & Barrett and Costa Coffee.

DESCRIPTION

The building forms part of the former Kings Head Hotel and comprises two ground floor retail units, two flats above and a converted two storey outbuilding at the rear. The building is Grade II Listed and of timber frame construction under a clay pantile roof with external rendered walls. The Salon is of brick and block construction under a slate roof.

FLOOR AREAS

11d Market Place	91.0 sqm	980 sqft
11e Market Place	25.3 sqm	272 sqft
The Salon	32.1 sqm	346 sqft
1 Mereside Apartments	43.3 sqm	466 sqft
2 Mereside Apartments	<u>83.4 sqm</u>	<u>898 sqft</u>
	275.1 sqm	2,961 sqft

RENT

The property is fully let.

Passing rent: £38,200 pax

RATEABLE VALUES / COUNCIL TAX

11d Market Place	£11,250	RV
11e Market Place	£4,400	RV
The Salon	£1,800	RV
1 Mereside Apartments	Band A	
2 Mereside Apartments	Band A	

REGISTERED TITLE

NK162209

TENURE

11d Market Place

The property is let to Adrian Urbaniak (t/a Pizza Buongiorno) for a term of six years from 07.12.2022 on internal repairing terms plus service charge. Further details on request.

11e Market Place

The property is let to Unirate Ltd (t/a Timpson) for a term of 10 years from 18.05.2012 on internal repairing terms plus service charge. The tenant is holding over and no notices have been served or received. Further details on request.

The Salon, Mere Street

Located at the rear of the building in the former Kings Head car park the property is let to Pushforward Secondary Education Ltd for a term of six years from 01.04.2025 on full repairing and insuring terms. Further details on request.

Flat 1 Mereside Apartments

A one bedroom flat located on the first floor at the rear of the building. Let on an AST for 12 months from 01.09.2025.

Flat 2 Mereside Apartments

A two bedroom flat located on the first floor at the front of the building. Let on an AST for 12 months from 01.04.2023.

VAT

No VAT.

GUIDE PRICE

£500,000

CONTACT AND VIEWING

For further information please contact:

Chapman Chartered Surveyors

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.