



CHAPMAN
CHARTERED SURVEYORS

11D MARKET PLACE, DISS IP22 4AB

91.0 sqm / 980 sqft



CAFÉ / RETAIL UNIT WITH CAR PARKING

Ref: 181188

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Regulated by RICS

TO LET

Café / retail unit in Diss town centre

91.0 sqm / 980 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 the prime retail area of Diss with frontage to Mere Street and car parking at the rear. Nearby occupiers include Timpsons, Holland & Barrett, Boots and Costa Coffee.

DESCRIPTION

A ground floor lock-up café / retail unit in a Grade II Listed Building of rendered timber frame construction, with a large display window to Market Place and a recessed common entrance, shared with Timpsons.

ACCOMMODATION

Level-access dining area at the front of the property with steps down to a lower, split-level dining area. Door off to separate customer WCs and door through to kitchen, corridor to rear food preparation area with staff WC off and fire door to the rear.

FLOOR AREAS (NIA)

Retail sales	53.6 sqm	577 sqft
Ancillary areas	34.1 sqm	367 sqft
Storage area	<u>3.3 sqm</u>	<u>36 sqft</u>
	91.0sqm	980 sqft

LEASE TERMS

New lease on internal repairing and insuring terms (IRI) plus Service Charge.

RENT

£12,250pa payable monthly in advance.

DEPOSIT

Three months' rent.

SERVICE CHARGE

Levied for maintenance of the exterior of the building (11 Market Place, Diss).

VAT

No VAT

SERVICES

Mains water, gas and electricity.

BUSINESS RATES

Rateable Value: £16,250

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C (59)

PLANNING

We assume that the property has planning consent for Class E café use (previously A3 use) by virtue of its previous use.

LOCAL AUTHORITY

South Norfolk Council.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

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

Contact: Oliver Chapman

Tel: 01379 687645

Email: o.chapman@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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