



CHAPMAN
CHARTERED SURVEYORS

12A MARKET PLACE, DISS IP22 4AB

203.0 sqm / 2,185 sqft



TOWN CENTRE INVESTMENT IN PRIME LOCATION

Ref: 8796

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Regulated by RICS

FOR SALE

Town centre investment in prime location
203.0 sqm / 2,185 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 along with Mere Street. Nearby occupiers include Holland & Barrett, Boots and Costa Coffee.

DESCRIPTION

A refurbished ground floor former building society premises with prominent display windows to Market Place fully let to Diss and Thetford Citizens Advice Bureau ('CADAT').

ACCOMMODATION

Double doors with display windows either side lead to open-plan former banking area / retail area with separate office rear left. Door through to lobby with two further offices off, door through to rear open-plan ancillary area and facilities cupboard. Rear hall with separate male and female toilets, office and door through to kitchen. Fire exit to small area at rear with external door to basement and gate out to Kings Head car park.

FLOOR AREAS (NIA)

Retail sales	143.4 sqm	1,544 sqft
Ancillary	36.9 sqm	397 sqft
Storage	9.0 sqm	97 sqft
Basement	<u>13.7 sqm</u>	<u>147 sqft</u>
	203.0 sqm	2,185 sqft

LEASE

The property is let to CADAT for a term of six years from 4 August 2025 at a rent of £25,000pa on Full Repairing and Insuring ('FRI') terms, subject to a schedule of condition. There is a tenant-only break clause and a CPI rent review at the end of Year 3. A copy of the lease is available on request.

GUIDE PRICE

£315,000

REGISTERED TITLE

NK251524

VAT

No VAT

SERVICES

Mains water, gas, electricity (3ph), foul drainage and air conditioning.

BUSINESS RATES

Rateable Value: £22,000

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: E (104)

PLANNING

We assume the property has planning permission for Class E business use by virtue of its previous use.

LOCAL AUTHORITY

South Norfolk Council.

COSTS

Each party will be responsible for their own costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing 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.