



CHAPMAN
CHARTERED SURVEYORS

14 MERE STREET, DISS IP22 4AD

121.4 sqm / 1,307 sqft



RETAIL UNIT IN PRIME TOWN CENTRE LOCATION

Ref: 181139

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Regulated by RICS

FOR SALE / TO LET

Retail unit in prime town centre location

121.4 sqm / 1,307 sqft

LOCATION

Diss is a thriving market town in south Norfolk with a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. The property is located on Mere Street, the prime retail area in the town.

DESCRIPTION

Ground floor lock-up shop with recessed shop front and large display windows to Mere Street.

ACCOMMODATION

Accommodation comprises open-plan, split-level retail area (ramp up for disabled access), with office and staff facilities at the rear, and a first floor office with ancillary staff accommodation (access from rear yard). Second floor not inspected (voided off).

FLOOR AREAS (NIA)

Ground floor	88.5 sqm	953 sqft
First floor	<u>32.9 sqm</u>	<u>354 sqft</u>
TOTAL NIA	121.4 sqm	1,307 sqft
Retail Area	82.5 sqm	888 sqft
Shop width	5.45m	
Shop depth	15.32m	

LEASE TERMS

New lease (minimum five years) on effective full repairing and insuring terms (FRI).

ASKING PRICE / RENT

£200,000 / £15,000 pa.

SERVICE CHARGE

None.

VAT

No VAT.

SERVICES

Mains water, electricity (three phase) and drainage; air conditioning (GF only).

BUSINESS RATES

RV (2017): £21,250
Rates payable: £11,552.11 (2017-18)

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C (65)

PLANNING

The property has planning permission for A2 (licensed betting office) but can be used for A1 retail purposes under permitted development rights.

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: Keeley Chapman
Tel: 01379 687645
Email: k.chapman@chapmansurveyors.co.uk

Joint agents

Birchall Steel Consultant Surveyors
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AGENCY

MANAGEMENT

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VALUATION

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