



CHAPMAN
CHARTERED SURVEYORS

14A ST NICHOLAS STREET, DISS IP22 4LB

46.8 sqm / 504 sqft



GROUND FLOOR RETAIL UNIT IN PROMINENT CORNER POSITION

Ref: 9704

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Regulated by RICS

TO LET

Ground floor retail unit

46.8 sqm / 504 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 at the junction of Shelfanger Road and St Nicholas Street.

DESCRIPTION

A ground floor retail unit of with large display windows to both Shelfanger Road / Roydon Road and St Nicholas Street.

ACCOMMODATION

Door from St Nicholas Street with step down into the open-plan retail area, step up and door through to rear office with sink unit, and small hallway with secondary door onto Shelfanger Road. Separate WC in rear courtyard.

FLOOR AREAS (NIA)

Retail Area	30.4 sqm	327 sqft
Office/Hall	<u>16.4 sqm</u>	<u>177 sqft</u>
	46.8 sqm	504 sqft

LEASE TERMS

The tenant will be responsible for repairing and decorating the interior of the premises and the interior and exterior of all doors and windows. The landlord is responsible for the repair and decoration of the structure of the whole building, and the tenant will contribute 25% of this cost.

RENT

£6,000pa

DEPOSIT

One quarter's rent.

SERVICES

Mains water and electricity

BUSINESS RATES

Rateable Value: £5,500

ENERGY PERFORMANCE CERTIFICATE

Energy rating: E (104)

PLANNING

We assume that the premises have planning permission for Class E (A1 retail) use by virtue of the previous use, but applicants should make their own enquiries of the local planning authority.

LOCAL AUTHORITY

South Norfolk Council

LEGAL COSTS

The tenant will contribute £250+VAT to the landlord's costs of preparing the lease.

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

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.