



**CHAPMAN**  
CHARTERED SURVEYORS

**15 MARKET PLACE, DISS IP22 4AB**

75.0 sqm / 808 sqft



**GROUND FLOOR RETAIL UNIT IN PRIME LOCATION**

Ref: 181120

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Regulated by RICS

# TO LET

## Ground floor retail unit in prime location

**75.0 sqm / 808 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 in a prime location in the town centre. Nearby occupiers include Boots, Holland & Barrett and the Post Office.

### DESCRIPTION

Ground floor retail unit with large display windows to Market Place, substantially refurbished in 2008.

### ACCOMMODATION

Direct access from Market Place with a small step down into a full-width retail area, a consulting room off, and further steps down to ancillary areas.

### FLOOR AREAS (NIA)

Retail Area	59.3 sqm	639 sqft
Ancillary Area	15.7 sqm	169 sqft
Shop width	7.85 m	
Built depth	15.2 m	

### LEASE TERMS

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

### RENT

£8,000pa payable quarterly in advance.

### DEPOSIT

Three months' rent.

### SERVICE CHARGE

No service charge.

### VAT

No VAT.

### SERVICES

Mains water and electricity; air conditioning.

### BUSINESS RATES

RV (2017): £15,250

### ENERGY PERFORMANCE CERTIFICATE

EPC rating: C (61)

### PLANNING

The premises form part of a Grade II Listed Building, which is also in a Conservation Area.

### LOCAL AUTHORITY

South Norfolk Council.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

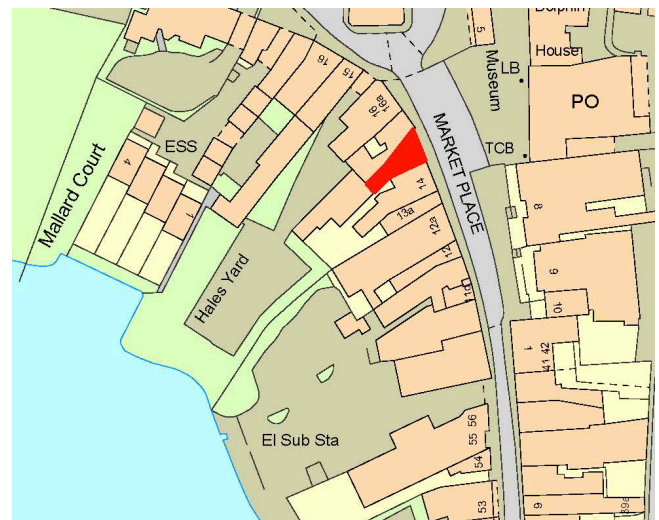
### VIEWING AND FURTHER INFORMATION

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

Contact: Oliver Chapman

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Email: [o.chapman@chapmansurveyors.co.uk](mailto:o.chapman@chapmansurveyors.co.uk)



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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