



CHAPMAN
CHARTERED SURVEYORS

15B MARKET HILL, DISS IP22 4JZ

33.6 sqm / 361 sqft (NIA)



FULLY FITTED CAFÉ CLOSE TO TOWN CENTRE

Ref: 181171

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Regulated by RICS

TO LET

Fully fitted café (no premium)

33.6 sqm / 361 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 Market Hill on the edge of the prime retail area. Nearby occupiers include Barclays Bank, the Post Office and Lloyds Bank.

DESCRIPTION

Ground floor lock-up shop fully fitted for use as a café.

ACCOMMODATION

Access directly from the pedestrianised part of Market Hill, leading to an open-plan retail / seating area with storage cupboards off, kitchen / food preparation area, and a WC at the rear.

FLOOR AREAS (NIA)

33.6 sqm / 361 sqft

LEASE TERMS

The property is available by way of an assignment of the existing lease on the following terms:

Term: Five years from 01.07.2019

Rent: £8,000pa yrs 1 & 2

£10,000pa yrs 3-5

Repairs / decorations: Interior + shopfront and door

Permitted use: A1 (retail) or A3 (café)

Buildings insurance: Paid to Landlord by Tenant

Security of tenure: Excluded

PREMIUM

No premium.

DEPOSIT

Three months' rent.

VAT

No VAT

SERVICES

Mains water and electricity.

BUSINESS RATES

Rateable Value (RV): £8,000

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C (72)

PLANNING

We assume that the property has planning permission for its A1 retail use but could also be used for A3 restaurant / café use under Permitted Development Rights.

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The Tenant will be required to contribute £250+VAT towards the landlord's 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

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.