



**CHAPMAN**  
CHARTERED SURVEYORS

**16C MARKET PLACE, DISS, NORFOLK IP22 4AB**

61.2 sqm / 658 sqft (NIA)



**TOWN CENTRE RETAIL / OFFICES WITH CAR PARKING**

Ref: 181120

T. 01379 687645

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Regulated by RICS

# TO LET

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**Town centre retail / offices with car parking and views over the Mere.**

**61.2 sqm / 658 sqft**

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## 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. Hales Yard is just off the town centre and is one of the most attractive areas of the town.

## DESCRIPTION

The premises comprise a small suite of three offices, one on the ground floor and a further two on the first floor, together with a WC.

## ACCOMMODATION

Access is from a common lobby from Hales Yard with a door into the ground floor office and windows looking towards the Mere. In the corner there is a staircase to the first-floor landing with doors to the main office at the rear, also with views over the Mere, and the middle office\*. There is a separate WC at the end of the corridor.

*\*Please note there is a second floor / attic, accessed from the middle office, but occupiers are not permitted to use it.*

## FLOOR AREAS (NIA)

GF Office	24.6 sqm	265 sqft
FF Office 1	25.4 sqm	273 sqft
FF Office 2	11.2 sqm	120 sqft

## LEASE TERMS

New lease on terms to be agreed.

## RENT

£5,200 pa payable monthly in advance.

## DEPOSIT

Three months' rent.

## SERVICE CHARGE

£79.21 pcm (01.01.2022 – 31.12.2022).

## VAT

No VAT

## SERVICES

Mains water, electricity and mains sewerage.

## BUSINESS RATES

RV (2017): £3,350

## ENERGY PERFORMANCE CERTIFICATE

Energy rating: E (124)

## PLANNING

We assume that the Property would have planning consent for B1(a) office use by virtue of its previous use.

## LOCAL AUTHORITY

South Norfolk Council.

## LEGAL COSTS

The tenant will contribute £250+VAT to the landlord's legal 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](mailto:contact@chapmansurveyors.co.uk)

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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