



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

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Regulated by RICS

TO LET

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

61.2 sqm / 658 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. 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

(Awaiting EPC)

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

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.