



CHAPMAN
CHARTERED SURVEYORS

22A VICTORIA ROAD, DISS IP22 4HW

115.2 sqm / 1,240 sqft



GROUND FLOOR RETAIL PREMISES WITH ON-SITE PARKING

Ref: 181173

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Regulated by RICS

TO LET

Ground floor retail premises with on-site parking
115.2 sqm / 1,240 sqft

LOCATION

Diss is a thriving market town in south Norfolk with a population of approximately 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. The property is located on Victoria Road approximately half a mile from Diss town centre.

DESCRIPTION

A single-storey building of brick and block construction with some flint panels externally under a pitched clay pantile roof. Access is via a driveway (shared with the residential property at the rear) and provides easy access from Victoria Road to the dedicated on-site car park. There is a grassed area at the front of the site with space for a roadside sign.

ACCOMMODATION

Door into open-plan retail sales area with stairs up to small attic storage space. Corridor off giving access to office, kitchen and WC and storage room beyond. Externally there is a car park laid to tarmac with capacity for approximately 12 vehicles.

FLOOR AREAS

| | | |
|--------------|-----------------|-----------------|
| Retail sales | 89.5 sqm | 964 sqft |
| Ancillary | 12.5 sqm | 134 sqft |
| Storage | <u>13.2 sqm</u> | <u>142 sqft</u> |
| | 115.2 sqm | 1,240 sqft |

LEASE TERMS

The property is available on a new lease on full repairing and insuring terms (FRI).

RENT

£16,000pa payable monthly in advance.

DEPOSIT

Three months' rent.

SERVICE CHARGE

No service charge

VAT

No VAT.

SERVICES

Mains gas, water, electricity and foul drainage.

BUSINESS RATES

Rateable Value: £11,750

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating B (45).

PLANNING

The property has planning permission for use as a fishing tackle shop (ref: 2009/1472) so would be suitable for any Class E use.

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The tenant will contribute £495+VAT to the landlord's costs.

VIEWING AND FURTHER INFORMATION

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

Contact: Oliver Chapman MRICS

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.