



CHAPMAN
CHARTERED SURVEYORS

2-4 HALES YARD, DISS IP22 4AF

37.5 sqm / 404 sqft NIA



SALON / RETAIL PREMISES IN TOWN CENTRE

Ref: 181120

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Regulated by RICS

TO LET

Salon / retail premises just off Market Place

37.5 sqm / 404 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 in Hales Yard just off Market Place, only a short walk from the town centre.

DESCRIPTION

Two storey premises last used as a hair / beauty salon.

ACCOMODATION

Ground floor entrance lobby shared with other occupiers of Hales Yard, door to Unit 2 comprising single room with store off including wash hand basin, windows to Hales Yard. Stairs from lobby to shared landing with door to Unit 4 comprising single room with windows to Hales Yard, exclusive use of kitchen off shared landing with WC beyond.

FLOOR AREAS

Unit 2 (GF)	18.9 sqm	204 sqft
Unit 4 (FF)	16.2 sqm	174 sqft
Unit 4 kitchen (FF)	<u>2.4 sqm</u>	<u>26 sqft</u>
Total	37.5 sqm	404sqft

LEASE TERMS

The property is available on a new lease on terms to be agreed.

TENANT'S REPAIRING OBLIGATIONS

The Tenant will be responsible for internal repairs and decorations. The Landlord will be responsible for the structure of the building.

SERVICE CHARGE

Service charge for maintenance of common areas internally and externally and buildings insurance, payable monthly in advance. 2023 charge: £116.00pcm (no VAT).

RENT

£5,200pa payable monthly in advance.

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Mains water and electricity.

BUSINESS RATES

Rateable Value: £2,200

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: D (77)

PLANNING

We assume that the property has planning consent for Class E (business) use by virtue of its previous use.

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:

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.