



CHAPMAN
CHARTERED SURVEYORS

THE SALON, MERE STREET, DISS IP22 4AG

32.1 sqm / 346 sqft



BEAUTY SALON / RETAIL UNIT WITH CAR PARKING

Ref: 181188

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Regulated by RICS

TO LET

Beauty salon / retail unit with car parking
32.1 sqm / 346 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 just off Mere Street at the rear of 11 Market Place in the prime retail area of Diss, with car parking to the side.

DESCRIPTION

A two storey detached building of brick and block construction with part-rendered / part-timber clad exterior.

ACCOMMODATION

Double uPVC doors from the car park open into reception / salon area with bathroom at the rear and stairs to the first floor, wood-effect flooring and plastered and painted walls and ceiling. At first floor there are three rooms, the rear of which could be used as a bathroom.

FLOOR AREAS (NIA)

Ground floor	15.3 sqm	165 sqft
First floor	<u>16.8 sqm</u>	<u>181 sqft</u>
	32.1 sqm	346 sqft

LEASE TERMS

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

RENT

£4,200 pa payable monthly in advance.

DEPOSIT

Three months' rent.

SERVICE CHARGE

No service charge.

VAT

No VAT.

SERVICES

Mains water and electricity.

BUSINESS RATES

Rateable Value: £1,800

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: C (64)

PLANNING

The property has planning permission for use as a tanning and beauty salon which falls within Class E.

LOCAL AUTHORITY

South Norfolk Council.

COSTS

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

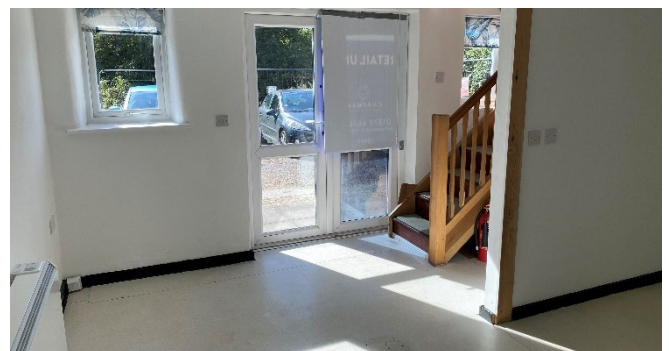
VIEWING AND FURTHER INFORMATION

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.