



**CHAPMAN**  
CHARTERED SURVEYORS

**39A CHAPEL STREET, DISS IP22 4AN**

49.4 sqm / 531 sqft NIA



**REFURBISHED RETAIL PREMISES CLOSE TO TOWN CENTRE**

Ref: 16539

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Regulated by RICS

# TO LET

## Retail unit close to public car parks

49.4 sqm / 531 sqft

### LOCATION

Diss is a thriving market town in south Norfolk with a population of 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station on the Norwich to London Liverpool Street line.

The property is located on Chapel Street, a one-way street providing access to two town centre car parks and only a short walk to the prime retail areas of Mere Street and Market Place. Town centre occupiers include Boots, WH Smith, Costa Coffee, Greggs and Aldi.

### DESCRIPTION

Ground-floor retail premises with frontage to Chapel Street.

### ACCOMMODATION

Steps up from a shared lobby (used in common with Hemstocks Jewellers) open into a light and spacious retail area with rooflights, exposed timber beams, plastered and painted walls and ceiling, and a wood-effect floor. Historically the premises were used as a cobblers and evidence of past customer orders can still be seen in the drawing pins left in the timber beams.

Steps down lead to a lower level retail area with a door through to a WC at the rear. To the right a door leads into a further retail / storage area and then a kitchen beyond.

### FLOOR AREAS (NIA)

GF Retail	32.2sqm	346sqft
GF Ancillary / Storage	<u>17.2sqm</u>	<u>185sqft</u>
Total	49.4sqm	531sqft

### LEASE

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

### TENANT'S REPAIRING OBLIGATIONS

The Tenant is responsible for internal repairs and decorations, the annual buildings insurance, and a fixed service charge. The Landlord is responsible for the structure of the building.

### RENT

£6,000+VAT pa payable monthly in advance by standing order.

### ANNUAL INSURANCE AND SERVICE CHARGE

Insurance (2021-22)	£189.69+VAT pa
Service charge (2021-22)	£600.00+VAT pa

### VAT

All charges are subject to VAT.

### SERVICES

Mains water, electricity and foul drainage.

### BUSINESS RATES

Rateable Value (RV): £3,150

### ENERGY PERFORMANCE CERTIFICATE

Energy rating: D (81)

### PLANNING

The property was last used as a hair salon. We assume that planning consent for Class E (retail) use would be acceptable by virtue of the previous use.

### LOCAL AUTHORITY

South Norfolk Council.

### LEGAL COSTS

Each party will be responsible for their own 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

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