



**CHAPMAN**  
CHARTERED SURVEYORS

**44 MERE STREET, DISS IP22 4AG**

101.5 sqm / 1,092 sqft NIA



**RETAIL UNIT WITH A3 USE IN PRIME LOCATION**

Ref: 181220

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Regulated by RICS

# FOR SALE

## Grade II Listed retail unit on Mere Street

101.5 sqm / 1,092 sqft GIA

### LOCATION

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

The property is located on Mere Street, the prime retail area in Diss. Nearby occupiers include Superdrug, WHSmith, Costa Coffee and Greggs.

### DESCRIPTION

A Grade II Listed building of timber frame construction under a pitched slate roof with large display window to Mere Street and Mere frontage at the rear, including up to four car parking spaces.

### FLOOR AREAS (NIA)

#### Ground floor

Retail areas	36.5 sqm	392 sqft
Ancillary areas	22.6 sqm	244 sqft
Storage areas	<u>2.3 sqm</u>	<u>25 sqft</u>
	61.4 sqm	661 sqft
First floor	<u>40.1 sqm</u>	<u>431 sqft</u>
TOTAL	101.5 sqm	1,092 sqft

### ACCOMMODATION

Internally, accommodation comprises a ground floor retail area leading to rear room with patio doors out to a small courtyard, stairwell, kitchen with door to courtyard, and store beyond. First floor landing with two rooms at the front and access through to a small kitchen with WC off, and a rear room with views over the Mere. Externally, there is a small west-facing courtyard with steps down to a parking area and Mere frontage beyond that.

### GUIDE PRICE

£150,000

### VAT

No VAT

### SERVICES

Mains water, gas, electricity and drainage are connected.

### BUSINESS RATES

Rateable Value: £10,500

### ENERGY PERFORMANCE CERTIFICATE

Energy rating: C (69)

### REGISTERED TITLE

NK207442

### PLANNING

According to the planning history on the South Norfolk Council website the property has planning permission for A3 use (planning ref: 2001/0586/CU), now Class E. The property would also be suitable for retail or professional services use.

### LOCAL AUTHORITY

South Norfolk Council.

### LEGAL COSTS

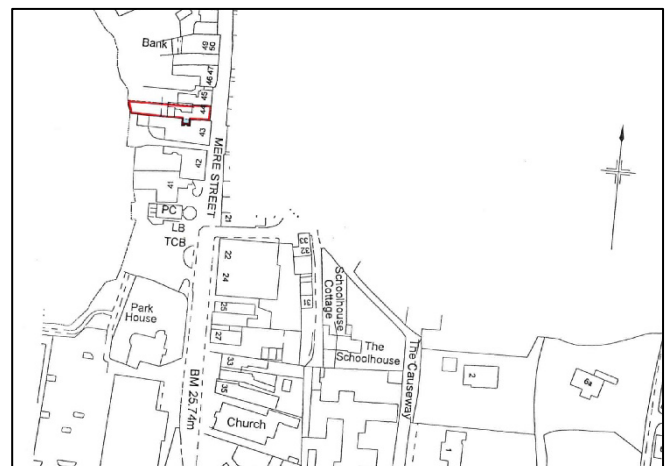
Each party will be responsible for their own costs.

### 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

MANAGEMENT

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VALUATION

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