



CHAPMAN
CHARTERED SURVEYORS

5 COBBBS YARD, ST NICHOLAS STREET, DISS IP22 4LB

36.1 sqm / 388 sqft NIA



FIRST FLOOR PROPERTY IN A COURTYARD LOCATION

Ref: 11890

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Regulated by RICS

TO LET

Attractive first floor commercial property in a courtyard location
36.1 sqm / 388 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.

Cobbs Yard is within walking distance of the town centre and is one of the most attractive areas of the town with several independent retailers.

DESCRIPTION

First floor office premises with dedicated ground floor entrance.

ACCOMMODATION

Stairs rise to the open plan reception and second room / office, kitchen and WC which is built into the pitch of the roof. There is a window to the front overlooking Cobbs Yard.

FLOOR AREAS (NIA)

Office	36.1 sqm	388 sqft
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LEASE TERMS

New lease on internal repairing and insuring terms ('IRI') together with a contribution to external repairs and decoration.

RENT

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

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Mains water, electricity and foul drainage.

BUSINESS RATES

Rateable Value: £4,300

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: D (97)

PLANNING

We assume the property has planning permission for Class E retail use by virtue of its previous 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:

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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