



**CHAPMAN**  
CHARTERED SURVEYORS

**5 COBBS YARD, DISS IP22 4LB**

36.1 sqm / 388 sqft (NIA)



**FIRST FLOOR PROPERTY IN A COURTYARD LOCATION**

Ref: 0396

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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 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 looking over Cobbs Yard.

### FLOOR AREAS (NIA)

36.1 sqm / 388 sqft

### LEASE TERMS

New lease on internal repairing and insuring terms (IRI) plus a contribution to external repairs and redecoration.

### RENT

£5,200pa payable monthly in advance.

### DEPOSIT

Three months' rent.

### VAT

No VAT

### SERVICES

Mains water and electricity; night storage heaters.

### BUSINESS RATES

Rateable Value: £4,300

### ENERGY PERFORMANCE CERTIFICATE

EPC rating: D (97)

### PLANNING

We assume that the property has planning permission for Class E use by virtue of its previous uses.

### LOCAL AUTHORITY

South Norfolk Council.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Oliver Chapman

Tel: 01379 687645

Email: [o.chapman@chapmansurveyors.co.uk](mailto:o.chapman@chapmansurveyors.co.uk)



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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