



CHAPMAN
CHARTERED SURVEYORS

5 ST NICHOLAS STREET, DISS IP22 4LB

67.0 sqm / 721 sqft



PROMINENT GRADE II LISTED RETAIL UNIT

Ref: 11890

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Regulated by RICS

TO LET

Prominent Grade II Listed retail unit in Diss Heritage Triangle
67.0 sqm / 721 sqft

LOCATION

Diss is a thriving market town on the border of Norfolk and Suffolk 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 railway station on the Norwich to London Liverpool Street line (1 hr 40 mins).

The property is located in a prominent location on St Nicholas Street in the Diss Heritage Triangle adjacent to Norfolk House Yard and Cobbs Yard, two popular shopping destinations with local retailers. Nearby occupiers include Fredricks Fine Foods delicatessen, Amandines vegetarian restaurant, the Natural Foodstore health food shop, and Diss Ironworks, the premier range cooker and stove showroom in East Anglia. The Heritage Triangle is anchored by The Corn Hall arts centre.

DESCRIPTION

The property occupies the ground floor of a Grade II Listed timber-framed building with large display windows in the front elevation either side of central double doors. It has a wealth of original features including timber floors and display shelves, and a wooden serving counter which as old as the property itself.

ACCOMMODATION

Double doors from St Nicholas Street lead into open-plan retail area with slim cast iron columns, spotlights, some display cases, double windows to the front and a sash window overlooking Norfolk House Yard at the rear. Door off with steps down to cellar and steps up to small bathroom and WC. Rear storage area with sash windows to Norfolk House Yard.

FLOOR AREAS (NIA)

Retail area	54.5 sqm	586 sqft
Kitchen	1.9 sqm	20 sqft
Rear store / display	<u>10.6 sqm</u>	<u>115 sqft</u>
	67.0 sqm	721 sqft

LEASE TERMS

New lease on internal repairing and insuring terms ('IRI').

RENT

£10,000 pa.

DEPOSIT

Three months' rent.

SERVICE CHARGE

No service charge.

VAT

No VAT.

SERVICES

Mains water and electricity.

BUSINESS RATES

Rateable Value: £9,700

Occupiers should be entitled to 100% Small Business Rate Relief.

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: C (66)

USE

Class E business 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:

Email: contact@chapmansurveyors.co.uk

Tel: 01379 687645

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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