



CHAPMAN
CHARTERED SURVEYORS

6 ST NICHOLAS STREET, DISS IP22 4LB

36.5 sqm / 393 sqft (NIA)



SHOP / OFFICE PREMISES IN GRADE II LISTED BUILDING

Ref: 181195

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Regulated by RICS

TO LET

Ground floor shop in Heritage Triangle

36.5 sqm / 393 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. The property is located on St Nicholas Street in the Diss Heritage Triangle.

DESCRIPTION

Ground floor lock-up shop / office premises.

ACCOMMODATION

A shared entrance leads into the open-plan retail area with plastered and painted walls and ceiling with a further office / retail area at the rear. A door leads to a shared kitchen area and a separate WC.

FLOOR AREAS (NIA)

36.5 sqm / 393 sqft

LEASE TERMS

New lease on terms to be agreed.

RENT

£6,000 per annum.

DEPOSIT

Three months' rent.

VAT

No VAT

SERVICES

Mains water and electricity.

BUSINESS RATES

Rateable Value (RV): £4,450

ENERGY PERFORMANCE CERTIFICATE

EPC rating: D (78)

PLANNING

The property has planning permission for A2 financial services, but could be used for A1 retail use under revised Use Class E.

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The Tenant will be required to contribute £250+VAT towards the landlord's 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



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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