



CHAPMAN
CHARTERED SURVEYORS

6A MERE STREET, DISS IP22 4AD

74.0 sqm / 797 sqft



FIRST AND SECOND FLOOR OFFICES IN TOWN CENTRE

Ref: 16539

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Regulated by RICS

TO LET

First and second floor offices in town centre
74.0 sqm / 797 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.

The property is located on Mere Street, the prime retail area in Diss. Nearby occupiers include Costa Coffee, Holland & Barrett and Boots.

DESCRIPTION

First and second floor offices above Hemstock's Jewellers with separate ground floor entrance from Mere Street.

ACCOMMODATION

Access-controlled door from Mere Street opens to staircase rising to the first floor. Landing with reception / office at the front and office at the rear. Further stairs to second floor with office at the front, bathroom, kitchen and rear office.

FLOOR AREAS (NIA)

First floor

| | | |
|-----------------|-----------------|-----------------|
| FF front office | 27.0 sqm | 291 sqft |
| FF rear office | <u>15.0 sqm</u> | <u>161 sqft</u> |
| | 42.0 sqm | 452 sqft |

Second floor

| | | |
|-----------------|----------------|----------------|
| SF front office | 18.1 sqm | 195 sqft |
| SF rear office | 11.2 sqm | 120 sqm |
| Kitchen | <u>2.8 sqm</u> | <u>30 sqft</u> |
| | 32.0 sqm | 345 sqft |

| | | |
|-------|----------|----------|
| Total | 74.0 sqm | 797 sqft |
|-------|----------|----------|

LEASE TERMS

The property is available on a new lease on internal repairing and insuring terms together with a capped service charge for external repairs and decorations (IRI+capped S/C).

RENT

£8,000 pa + VAT payable monthly in advance.

SERVICE CHARGE

£750 pa +VAT.

DEPOSIT

Three months' rent.

VAT

VAT will be levied on all charges.

SERVICES

Mains water, electricity and drainage.

BUSINESS RATES

Rateable Value: £4,100

ENERGY PERFORMANCE CERTIFICATE ('EPC')

[Awaiting EPC]

PLANNING

Planning permission for office use (ref: 1992/0465).

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:

Contact: Oliver Chapman MRICS
Tel: 01379 687645
Email: contact@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.