



CHAPMAN
CHARTERED SURVEYORS

8 ROYDON ROAD, DISS IP22 4LN

121.3 sqm / 1,306 sqft



GROUND FLOOR OFFICE PREMISES WITH CAR PARKING

Ref: 181118

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Regulated by RICS

TO LET

Ground floor office premises with car parking
121.3 sqm / 1,306 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 Roydon Road, a short walk from Diss town centre.

DESCRIPTION

Ground floor office premises in a two-storey building of brick construction under a pitched clay pantile roof. The property has frontage to Roydon Road but the primary access is from the shared car park at the rear.

ACCOMMODATION

A door from the rear porch with steps down leads into Office 1, with a door through to Office 2 with kitchen off. Corridor through to Office 3 with door off to Office 4. Office 3 has access to Roydon Road and a door at the rear to Office 4 with steps up to the rear car park. The car park is shared with two residential properties but has capacity for approximately six vehicles for these premises.

FLOOR AREAS

Office 1	26.6 sqm	287 sqft
Office 2	30.9 sqm	333 sqft
Kitchen	11.5 sqm	123 sqft
Office 3	26.7 sqm	287 sqft
Office 4	11.4 sqm	123 sqft
Office 5	<u>14.2 sqm</u>	<u>153 sqft</u>
	121.3 sqm	1,306 sqft

LEASE TERMS

The property is available on a new lease on effective full repairing and insuring terms (FRI).

RENT

£16,000+VAT pa payable monthly in advance.

DEPOSIT

Three months' rent.

SERVICE CHARGE

Levied for maintenance of the structure and exterior of the building and common areas.

VAT

All charges are subject to VAT.

SERVICES

Mains water, electricity and foul drainage. Heating is via night storage heaters.

BUSINESS RATES

Rateable Value: £14,500

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: E (103)

PLANNING

We assume that the property has planning permission for Class E (office) use by virtue of its existing 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:

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.