



**CHAPMAN**  
CHARTERED SURVEYORS

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**STORAGE YARD, GILRAY ROAD, DISS IP22 4EU**

827.5 sqm / 8,906 sqft

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**SECURE STORAGE YARD ADJACENT TO RAILWAY STATION**

Ref: 181224

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Regulated by RICS

# TO LET

Secure storage yard with access from Gilray Road

827.5 sqm / 8,906 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 off Gilray Road on the Vinces Road industrial estate, adjacent to the railway station.

## DESCRIPTION

Open storage yard formerly used as a car park for the railway station. There is metal palisade fencing along one side, the railway embankment on the opposite side, a commercial premises to the north and chain link fencing to the south.

## SECURITY

The landlord will complete the fencing along the western boundary and install a secure gate at the entrance.

## SPECIFICATION

75mm macadam on hardcore.

## SITE DIMENSIONS

North boundary	21.5m
South boundary	11.4m
East boundary (railway)	49.7m
West boundary	49.4m

## RENT AND LEASE

£150 per week (£7,800pa).  
Minimum term 12 months.

## SERVICES

Single phase 100A supply is available.  
100mm sewer connection is available.  
BT ducted underground system adjacent to the site.

## BUSINESS RATES

Rateable Value (01.04.2023): £8,700

## SERVICE CHARGE

No service charge.

## VAT

No VAT.

## PLANNING

The site has planning permission for use as a 37-space car park (planning ref: E07/04/0866/CU).

## LOCAL AUTHORITY

South Norfolk Council.

## LEGAL COSTS

The Tenant will be required to contribute £250+VAT towards the Landlord's legal costs.

## VIEWINGS

Please contact Chapman Chartered Surveyors:

Tel: 01379 687645

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



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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