



CHAPMAN
CHARTERED SURVEYORS

FF & SF DOLPHIN HOUSE, MARKET PLACE, DISS IP22 4JT

98.4 sqm / 1,060 sqft



FIRST AND SECOND FLOOR RETAIL/OFFICE IN TOWN CENTRE

Ref: 9222/OC

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Regulated by RICS

TO LET

FF / SF retail / office in town centre

98.4 sqm / 1,060 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. Dolphin House is a landmark building, located in the prime retail area next to the Post Office.

DESCRIPTION

First- and second-floor premises with ground floor access.

ACCOMMODATION

Steps up to a side entrance on Church Street leading into a common lobby, with stairs rising to the first floor. The first floor comprises reception, open-plan room, two side rooms, kitchenette, store room and WC. Stairs rise from the open-plan room to the second floor comprising office, staff area, and staff WC.

FLOOR AREAS (NIA)

First floor	58.2sqm	626sqft
Second floor	<u>40.2sqm</u>	<u>434sqft</u>
	98.4sqm	1,060sqft

LEASE TERMS

New lease on internal repairing and insuring terms (IRI) plus Service Charge.

RENT

£8,000pa payable quarterly in advance.

DEPOSIT

Three months' rent.

SERVICE CHARGE

34.5% of the cost of repairs, maintenance and external decoration to the Building (Dolphin House).

VAT

No VAT

SERVICES

Mains water and electricity. Gas-fired central heating and electric immersion heater.

BUSINESS RATES

RV (2017): £10,500

ENERGY PERFORMANCE CERTIFICATE

The Building is Grade II* Listed so an EPC is not required.

PLANNING

We assume that the property has consent for A1 hair salon use by virtue of its previous use, although no planning record is available on the South Norfolk Council website.

LOCAL AUTHORITY

South Norfolk Council.

LEGAL COSTS

Each party will be responsible for their own legal costs.

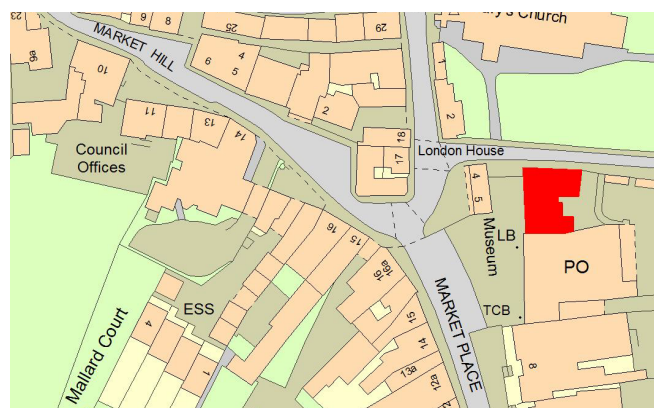
VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Keeley Chapman

Tel: 01379 687645

Email: k.chapman@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.