



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 planning consent for Use Class E.

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: Oliver Chapman

Tel: 01379 687645

Email: o.chapman@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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