



CHAPMAN
CHARTERED SURVEYORS

FIRST FLOOR DOLPHIN HOUSE, MARKET PLACE, DISS IP22 4JT

98.4 sqm / 1,060 sqft



RETAIL / HAIR & BEAUTY / BUSINESS PREMISES IN TOWN CENTRE

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Regulated by RICS

TO LET

Retail / hair & beauty / business premises in town centre
98.4 sqm / 1,060 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.

Dolphin House is a landmark building located on the corner of Market Place and Church Street. Nearby occupiers include Boots, Holland & Barrett and Costa Coffee.

DESCRIPTION

First- and second-floor premises in Dolphin House, previously used as a second-hand record shop and prior to that as a hair salon.

ACCOMMODATION

Communal ground floor entrance (shared with 23 Chapel Street) on the Chapel Street side of Dolphin House leads to sliding door and staircase up to the first floor.

First floor: three rooms and separate WC, windows to front, side and rear, stairs up

Second floor: two rooms with windows to rear and side, and separate WC.

FLOOR AREAS (GIA)

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

LEASE TERMS

The property is available on a new lease on internal repairing and insuring terms (IRI) plus service charge.

RENT

£8,000pa payable monthly in advance.

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Mains water, electricity, gas-fired central heating via radiators, and electric immersion heater for hot water.

BUSINESS RATES

Rateable Value: £9,500

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: E (124)

PLANNING

We assume that the property has planning permission for Class E (retail / hair salon) use by virtue of its previous 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:

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.