



CHAPMAN
CHARTERED SURVEYORS

GROUND FLOOR CARMEL WORKS, DENMARK STREET, DISS IP22 4AS

82.0 sqm / 883 sqft (NIA)



RETAIL / SHOWROOM PREMISES WITH CAR PARKING

Ref: 14010

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Regulated by RICS

TO LET

Retail / showroom premises with parking

82.0 sqm / 883 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. Carmel Works is located in a prominent position on Park Road, adjacent to the roundabout at the Park Hotel.

DESCRIPTION

Well-presented ground floor premises suitable for retail or showroom use.

ACCOMMODATION

An entrance door from the main car park opens into a the open-plan retail area with a slight slope up towards the rear, and a side door leading to a staff kitchen, bathroom and WC.

FLOOR AREAS (NIA)

82.0 sqm / 883 sqft

LEASE TERMS

New lease on terms to be agreed.

RENT

£7,500pa + £300pa all-inclusive for water, payable monthly in advance by standing order.

DEPOSIT

Three months' rent.

VAT

No VAT

SERVICES

Mains water and electricity.

BUSINESS RATES

Rateable Values (RV):

Unit 3: £7,900

NB: If the occupier qualifies for Small Business Rates Relief then rates payable should be £0.

ENERGY PERFORMANCE CERTIFICATE

(Awaiting EPC)

PLANNING

The property can be used for retail purposes under a Certificate of Lawful Use dated 1 March 2013 (planning ref: 2012/2083)

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The Tenant will be required to contribute £250+VAT towards the landlord's costs in preparing the lease.

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.