



**CHAPMAN**  
CHARTERED SURVEYORS

**19 MERE STREET, DISS IP22 4AD**

75.7 sqm / 815 sqft



**GROUND FLOOR LOCK-UP RETAIL PREMISES**

Ref: 8518

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Regulated by RICS

# TO LET

## Retail premises in prime location

75.7 sqm / 815 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 on Mere Street, the prime shopping area in Diss. Nearby occupiers include Superdrug, Greggs, Costa Coffee and WH Smith.

### DESCRIPTION

A ground floor retail unit forming part of a larger three-storey building of brick construction under a tiled roof.

### ACCOMMODATION

Double doors set back from the street with level access into open-plan retail area with slatwall shelving, carpets, ceiling tiles and flush-fitting LED lighting. Second retail area beyond in same style, leading to storage area, staff accommodation including bathroom and WC, and rear store. External door with steps up to rear yard (potential for pedestrian access from Chapel Street).

### FLOOR AREAS (NIA)

GF Retail	51.4sqm	553sqft
GF Ancillary	5.2sqm	56sqft
GF Storage	<u>19.1sqm</u>	<u>206sqft</u>
	75.7sqm	815sqft

### AVAILABILITY

Available now.

### LEASE TERMS

New lease on Internal Repairing and Insuring (IRI) terms plus service charge.

### RENT

£15,000 pax

### VAT

No VAT

### SERVICES

Mains water and electricity.

### LOCAL AUTHORITY

South Norfolk Council.

### BUSINESS RATES

Rateable Value: £14,750

### ENERGY PERFORMANCE CERTIFICATE

EPC rating: D 86

### PLANNING

We assume that the property has planning permission for Use Class E (retail) use by virtue of its existing use.

### 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](mailto:o.chapman@chapmansurveyors.co.uk)



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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