



CHAPMAN
CHARTERED SURVEYORS

3 COBBS YARD, ST NICHOLAS STREET, DISS IP22 4LB

135.5 sqm / 1,459 sqft NIA



RESTAURANT PREMISES IN POPULAR COURTYARD

Ref: 12923

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Regulated by RICS

TO LET

Restaurant premises in popular courtyard

135.5 sqm / 1,459 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. Cobbs Yard is within walking distance of the town centre and is one of the most attractive areas of the town being at the heart of the Heritage Triangle, nestled in the historic centre of Diss and served by several independent retailers.

DESCRIPTION

Ground floor premises with access from both Cobbs Yard and Norfolk House Yard. Includes tables and chairs. Kitchen fittings available by negotiation.

ACCOMMODATION

- Bar and waiting area with architectural features
- Three distinct, open-plan seating areas with booths
- Kitchen (fixtures and fittings available to purchase)
- Potential for outside seating in Cobbs Yard

FLOOR AREAS

Ground floor	135.5sqm	1,459sqft
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RENT

£12,000 pa.

DEPOSIT

Three months' rent.

LEASE TERMS

The premises are available on a new lease for a minimum term of five years on full repairing and insuring terms (FRI).

SERVICES

Mains water electricity and gas.

BUSINESS RATES

RV (2019): £12,000

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C (56)

PLANNING

A3 restaurant use.

KITCHEN FIXTURES AND FITTINGS

Available for purchase by separate negotiation, including:

- Pizza oven
- Six ring gas hob
- Fridges and freezers
- Stainless steel work surfaces
- White crockery
- Cutlery

PREMISES LICENCE

The incoming Tenant will be responsible for obtaining a Premises Licence.

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.