



CHAPMAN
CHARTERED SURVEYORS

LAND OF GOLF, BURY ROAD, STUSTON, DISS IP21 4AJ

276.7 sqm / 2,979 sqft



RETAIL PREMISES ADJACENT TO OSIERS GOLF DRIVING RANGE

Ref: 181190

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Regulated by RICS

TO LET

Retail premises at golf driving range

276.7 sqm / 2,979 sqft

LOCATION

The property is located on the A143 approximately three miles from the market town of Diss, Norfolk which has a wide range of services and amenities including a train station on the Norwich to London Liverpool Street railway line. The property is situated adjacent to the Osiers golf driving range.

DESCRIPTION

A purpose-built property of steel portal frame construction with insulated roof and walls, fronting onto the car park for the driving range.

ACCOMMODATION

Open-plan retail area currently subdivided into a number of separate areas using studwork partitioning, with a kitchen / office area to the side. The property benefits from carpets, strip lights, air-conditioning, fire alarm and security alarm, and has the use of shared WC facility on site.

FLOOR AREAS (GIA)

Retail	255.5 sqm	2,751 sqft
Kitchen / office	<u>21.2 sqm</u>	<u>228 sqft</u>
Total	276.7 sqm	2,979 sqft

AVAILABILITY

The property is available immediately.

LEASE TERMS

New lease on Full and Repairing and Insuring (FRI) terms.

RENT

£15,000 pa

VAT

No VAT

SERVICES

Mains water and electricity (single phase).

LOCAL AUTHORITY

Mid Suffolk District Council.

BUSINESS RATES

Rateable Value: £9,700

ENERGY PERFORMANCE CERTIFICATE

Energy rating: C(66)

PLANNING

The property has planning permission for use as a golf shop (planning reference 0498/03).

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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