



**CHAPMAN**  
CHARTERED SURVEYORS

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**UNITS 1&2, 14C ST NICHOLAS STREET, DISS IP22 4LB**

20.6 sqm / 221 sqft

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**LOCK-UP STORAGE UNIT CLOSE TO TOWN CENTRE**

Ref: 9704

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Regulated by RICS

# TO LET

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## Lock-up storage unit

**20.6 sqm / 221 sqft**

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### 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 at the rear of Copy Diss on St Nicholas Street. Access is via a side gate on Shelfanger Road leading into a lockable courtyard.

### DESCRIPTION

A self-contained unit of brick and block construction under a clay pantile roof with a concrete floor throughout.

### ACCOMMODATION

The property comprises two adjoining units. The right-hand unit is open to the pitch of the roof and has a workbench along one wall. The left-hand unit has a kitchen sink with cupboard under and a corridor leading to a WC.

### FLOOR AREAS (NIA)

RHS unit	8.6sqm	92sqft
LHS unit	<u>12.0sqm</u>	<u>129sqft</u>
	20.6sqm	221sqft

### LEASE TERMS

New lease on internal repairing and insuring terms (IRI).

### RENT

£50 per week.

### DEPOSIT

One quarter's rent.

### SERVICE CHARGE

No service charge.

### VAT

No VAT

### SERVICES

Mains water and electricity.

### BUSINESS RATES

RV (2017): £540

### ENERGY PERFORMANCE CERTIFICATE

The property does not have any heating so does not require an EPC.

### PLANNING

The premises have planning consent for the manufacture of pickles and chutneys. We assume that the premises would be suitable for workshop or storage use, but applicants should make their own enquiries of the local planning authority, South Norfolk Council.

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

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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