



CHAPMAN
CHARTERED SURVEYORS

SANDA'S, 17A MARKET PLACE, DISS IP22 4JT

44.1 sqm / 474 sqft NIA



FREEHOLD TAKEAWAY SANDWICH SHOP IN PRIME LOCATION

Ref: 12871

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Regulated by RICS

FOR SALE

Freehold takeaway sandwich shop in prime location
44.1 sqm / 474 sqft NIA

LOCATION

Diss is a thriving market town in south Norfolk with a population of approximately 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. The property is located on Market Place in the town centre with a prominent display window to Market Place and Church Street.

DESCRIPTION

Ground floor retail premises in a Grade II Listed Building trading as Sanda's for almost 20 years.

ACCOMODATION

A door from Market Place opens into the open-plan retail area with exposed timbers, plastered and painted walls and ceiling, wood-effect flooring, and a large display window to Market Place. A step up leads to the kitchen at the back of the shop with a small office a few steps down in the corner. A door leads through to the storeroom with access to an alley to the side of the property giving access to Market Place, and a separate bathroom in the corner.

FLOOR AREAS (NIA)

Retail area	21.9 sqm	236 sqft
Kitchen	14.5 sqm	156 sqft
Office	1.4 sqm	15 sqft
Storage area	<u>6.3 sqm</u>	<u>67 sqft</u>
	44.1 sqm	474 sqft

THE BUSINESS

The vendor took over from the previous proprietors in 2004 who also used the property as a takeaway sandwich shop. Since then she has expanded the range of food offered and the services provided including a delivery round and buffet food. There is considerable goodwill attached to the property which includes the website www.sandasfood.co.uk.

GUIDE PRICE

£195,000 to include the goodwill of the business.

ACCOUNTS

Accounts up to 31.03.2023 are available on request subject to signing a non-disclosure agreement ('NDA').

GRADE II LISTED

The property forms part of a Grade II Listed Building.

REGISTERED TITLE

NK312256 (note that there is a flying freehold above)

VAT

No VAT.

SERVICES

Mains water, electricity and foul drainage.

BUSINESS RATES

Rateable Value: £3,850

An incoming occupier may be entitled to 100% Small Business Rate Relief such that no rates are payable.

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: C (78)

PLANNING

We assume that the property has planning consent for 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:

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.