



**CHAPMAN**  
CHARTERED SURVEYORS

---

**THE KEYHOLE, DOLPHIN HOUSE, MARKET PLACE, DISS IP22 4JT**

7.1 sqm / 77 sqft NIA

---



---

**RETAIL KIOSK IN PRIME LOCATION ON MARKET PLACE**

Ref: 9222

---

T. 01379 687645

[CONTACT@CHAPMANSURVEYORS.CO.UK](mailto:CONTACT@CHAPMANSURVEYORS.CO.UK)

[WWW.CHAPMANSURVEYORS.CO.UK](http://WWW.CHAPMANSURVEYORS.CO.UK)



Regulated by RICS

# TO LET

Retail kiosk in prime location on Market Place  
7.1 sqm / 77 sqft

## 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, in the basement of Dolphin House and adjacent to the Post Office.

## DESCRIPTION

Ground floor retail premises last used for the sale and display of jewellery and other items as well as watch repairs.

## ACCOMODATION

Steps down from Market Place into a single room with LED lighting and window to Market Place, display shelves and an alcove.

## FLOOR AREAS

Width	3.19m	
Depth	2.23m	
Floor area (NIA)	7.1 sqm	77 sqft

## LEASE TERMS

The property is available on a new lease on terms to be agreed.

## TENANT'S REPAIRING OBLIGATIONS

The Tenant will be responsible for internal repairs and decorations. The Landlord will be responsible for the structure of the building.

## INSURANCE

The landlord insures the building (Dolphin House) and reclaims the premium from all tenants, pro rata by floor area. The charge for The Keyhole for 12 months from August 2023 was £119.42.

## RENT

£3,000pa payable monthly in advance.

## DEPOSIT

Three months' rent.

## VAT

No VAT.

## SERVICES

Mains electricity.

## BUSINESS RATES

Rateable Value: £2,750

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

## ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: C (74)

## PLANNING

We assume that the property has planning consent for Class E (retail) use by virtue of its previous use.

## LOCAL AUTHORITY

South Norfolk Council.

## COSTS

The Tenant will be required to contribute £250+VAT towards the Landlord's costs.

## 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](mailto: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.