



**CHAPMAN**  
CHARTERED SURVEYORS

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**THE OCTAGON, 40 MERE STREET, DISS IP22 4AG**

36.0 sqm / 387 sqft

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**PROMINENT RETAIL PREMISES IN TOWN CENTRE**

Ref: 181331

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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

Prominent retail premises in town centre

36.0 sqm / 387 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 at Mere's Mouth on Mere Street, the prime retail area in Diss. Nearby occupiers include Greggs, Superdrug and Costa Coffee.

## DESCRIPTION

Ground floor octagonal shop with display windows on all sides to Mere Street and Mere's Mouth.

## ACCOMMODATION

Door from Mere Street leads to open-plan retail accommodation with full-height display windows to Mere Street and Mere's Mouth. Door through to rear store / office with small kitchenette, and separate WC off. Wall-mounted night storage heaters, LED lights and carpets throughout.

## FLOOR AREAS (NIA)

Retail sales	25.9 sqm	279 sqft
Store / office	<u>10.1 sqm</u>	<u>108 sqft</u>
	36.0 sqm	387 sqft

## LEASE TERMS

The property is available on a new lease on full repairing and insuring terms (FRI).

## RENT

£9,000pa payable monthly in advance by standing order.

## DEPOSIT

Three months' rent.

## SERVICE CHARGE

No service charge.

## VAT

No VAT.

## SERVICES

Mains water, gas, electricity and foul drainage.

## BUSINESS RATES

Rateable Value: £6,400

## ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: E (115)

## PLANNING

We assume the property has planning permission for Class E retail use by virtue of its previous use.

## LOCAL AUTHORITY

South Norfolk Council.

## COSTS

The tenant will contribute £495+VAT to 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

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