



CHAPMAN
CHARTERED SURVEYORS

THE OLD CINEMA, VICTORIA ROAD, DISS IP22 4JN

506.0 sqm / 5,447 sqft



LARGE AND PROMINENT BUILDING (FORMERLY RETAIL)

Ref: 12103

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

Large and prominent building (formerly retail)
506.0 sqm / 5,447 sqft

LOCATION

Diss is an attractive and historic market town in South Norfolk, 20 miles south of Norwich and 25 miles north of Ipswich on the A140 trunk road.

The property is prominently located on Victoria Road between Tesco and Morrisons with B&M nearby.

DESCRIPTION

A former cinema converted to a large retail unit with ground floor sales, loading bay at rear, goods lift and stairs to first floor, staff accommodation, office and storage area. Car parking at rear for up to 12 vehicles.

ACCOMMODATION

Open-plan retail area with large display windows to front and side facing onto Victoria Road. Manager's office, staff WCs and IT room to sides, doors at rear to loading bays with goods lift. Stairs to first floor with kitchen, offices and large open-plan storage area.

USE

The building was most recently used as a shop and, subject to planning, would be suitable for a number of other uses, including café/restaurant, leisure, medical/therapeutic, gallery or gym.

FLOOR AREAS

The property has the following approximate floor areas:

Ground floor

Sales	330.0 sqm	3,552 sqft
Storage	24.4 sqm	263 sqft

First floor

Storage / Office	151.6 sqm	1,632 sqft
Total	506.0 sqm	5,447 sqft

LEASE TERMS

The property is being offered by way of a full repairing and insuring ('FRI') lease for a length of term to be agreed, subject to five yearly upward-only rent reviews.

RENT

£50,000 pax (+VAT if applicable)

SERVICES

Mains water, electricity (3ph.) and foul drainage.
A/C and LED lights.
Electric shutters, intruder and fire alarm.

BUSINESS RATES

Rateable Value ('RV'): £40,000

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: C (64)

PLANNING

The property has planning permission for retail use (planning ref: 2006/1665/F).

LOCAL AUTHORITY

South Norfolk Council.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint sole agents:

Chapman Chartered Surveyors

Contact: Oliver Chapman
Tel: 01379 687645
Email: contact@chapmansurveyors.co.uk

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
Tel: 01603 666630
Mob: 07774 781381
Email: francis@fdarrah.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.