



**CHAPMAN**  
CHARTERED SURVEYORS

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**THE SALON, MERE STREET, DISS IP22 4AG**

32.1 sqm / 346 sqft

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**BEAUTY SALON / RETAIL UNIT WITH CAR PARKING**

Ref: 181188

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Regulated by RICS

# TO LET

## Town centre beauty salon / retail unit

**32.1 sqm / 346 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 just off Mere Street at the rear of 11 Market Place in the prime retail area of Diss with car parking to the side.

### DESCRIPTION

A two-storey detached building of brick and block construction with part-rendered / part-timber clad exterior.

### ACCOMMODATION

Double uPVC doors from the car park open into reception / salon area with bathroom at the rear and stairs to the first floor, wood-effect flooring and plastered and painted walls and ceiling. At first floor there are three rooms, the rear of which could be used as a bathroom.

### FLOOR AREAS (NIA)

Ground floor	15.3 sqm	165 sqft
First floor	<u>16.8 sqm</u>	<u>181 sqft</u>
	32.1 sqm	346 sqft

### LEASE TERMS

New lease on full repairing and insuring terms (FRI).

### RENT

£3,600pa payable monthly in advance.

### DEPOSIT

Three months' rent.

### VAT

No VAT

### SERVICES

Mains water and electricity.

### BUSINESS RATES

Rateable Value: £1,800

### ENERGY PERFORMANCE CERTIFICATE

EPC rating: C (64)

### PLANNING

The property has planning permission for use as a tanning and beauty salon.

### 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: Oliver Chapman

Tel: 01379 687645

Email: [o.chapman@chapmansurveyors.co.uk](mailto:o.chapman@chapmansurveyors.co.uk)



AGENCY

MANAGEMENT

PLANNING

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VALUATION

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