



CHAPMAN
CHARTERED SURVEYORS

THE SWEETIE SHOP, NORFOLK HOUSE YARD, DISS IP22 4LB

42.6 sqm / 458 sqft NIA



RETAIL PREMISES IN HISTORIC SHOPPING COURTYARD

Ref: 5552

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Regulated by RICS

TO LET

GF retail premises in Norfolk House Yard

42.6 sqm / 458 sqft

LOCATION

Diss is a thriving market town in south Norfolk with a population of 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station on the Norwich to London Liverpool Street line.

The property is located in Norfolk House Yard, a popular courtyard of local independent retailers located off St Nicholas Street in the Diss Heritage Triangle.

DESCRIPTION

Ground floor retail premises trading for many years as The Sweetie Shop with display windows to Norfolk House Yard.

FLOOR AREAS (NIA)

GF Retail	28.0sqm	301sqft
GF Ancillary / Storage	<u>14.6sqm</u>	<u>157sqft</u>
Total	42.6sqm	458sqft

LEASE

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.

SERVICE CHARGE

The Tenant will contribute 50% of the landlord's costs in maintaining the structure of the building.

RENT

£6,000pa

VAT

No VAT

SERVICES

Mains water, electricity and foul drainage.

BUSINESS RATES

Rateable Value (RV): £4,250

ENERGY PERFORMANCE CERTIFICATE

Energy rating: D (87)

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.

LEGAL COSTS

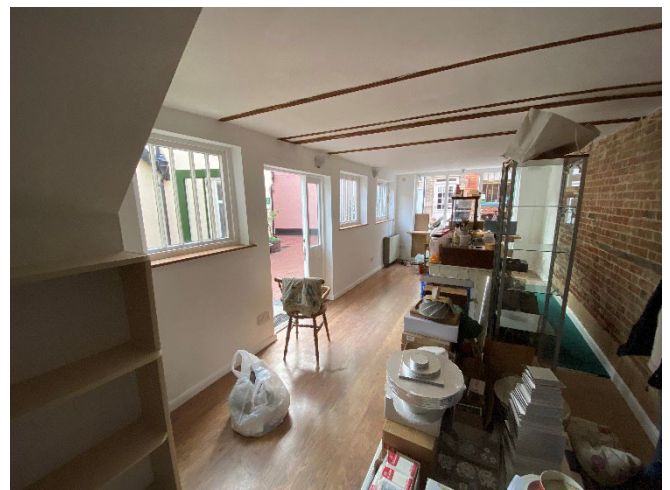
The Tenant will contribute £250+VAT to the Landlord's legal costs.

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



AGENCY

MANAGEMENT

PLANNING

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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.