



CHAPMAN
CHARTERED SURVEYORS

TUDOR HOUSE, ST NICHOLAS STREET, DISS IP22 4LB

252.3 sqm / 2,716 sqft



HISTORIC INVESTMENT PROPERTY IN DISS HERITAGE TRIANGLE

Ref: 11852/OC

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Regulated by RICS

FOR SALE

Fully-let investment property in Diss

252.3 sqm / 2,716 sqft

LOCATION

Diss is a thriving market town in south Norfolk with a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. Tudor House is located at the junction of Market Hill and St Nicholas Street, diagonally opposite the Corn Hall.

DESCRIPTION

Tudor House was a 15th Century merchant's home and is one of the oldest buildings in Diss, with many fine architectural features including an impressive carved 'Dragon Post'. It is arranged over three floors and a basement in a prominent position at the junction of Market Hill and St Nicholas Street in Diss Heritage Triangle (heritagetriangle.co.uk).

ACCOMMODATION

Albrights	A1 retail	GF/FF
Harriets	A1 retail	GF/FF
Our Slice of Country Life	A1 retail	Basement

FLOOR AREAS (NIA)

Albrights	140.6 sqm	1,514 sqft
Harriets	69.4 sqm	747 sqft
Our Slice of Country Life	<u>42.3 sqm</u>	<u>455 sqft</u>
Total	252.3 sqm	2,716 sqft

LEASE TERMS / TENANCY SCHEDULE

Internal repairing terms only. All tenants are holding over (further details available on request).

RENTAL INCOME

Rent (gross) £22,800pa

GUIDE PRICE

Offers are invited for the freehold interest at a guide price of £300,000.

REGISTERED TITLE

NK437373

VAT

No VAT

SERVICES

The property benefits from mains water, electricity and foul drainage.

ENERGY PERFORMANCE CERTIFICATE

The Building is Grade II Listed so an EPC is not required.

LOCAL AUTHORITY

South Norfolk Council.

LEGAL COSTS

Each party will be responsible for their own legal costs.

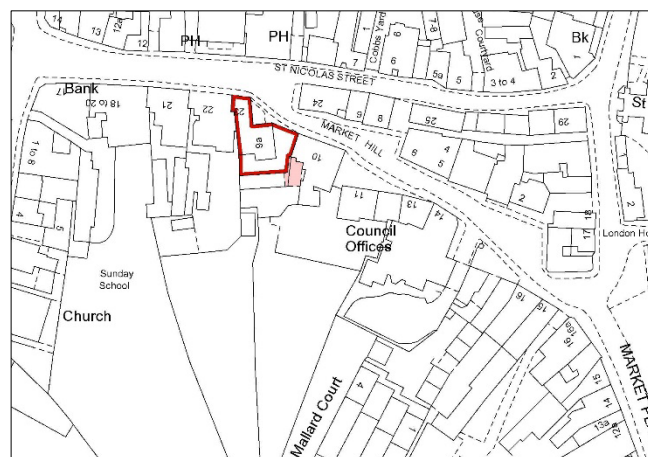
VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Keeley Chapman

Tel: 01379 687645

Email: k.chapman@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.