



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

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 (heritagetrangle.co.uk).

ACCOMMODATION

Albrights	Class E retail	GF/FF
Harriets	Class E retail	GF/FF
Ell's Corner	Class E retail	Basement

FLOOR AREAS (NIA)

Albrights	140.6 sqm	1,514 sqft
Harriets	69.4 sqm	747 sqft
Ell's Corner	<u>42.3 sqm</u>	<u>455 sqft</u>
Total	252.3 sqm	2,716 sqft

LEASE TERMS / TENANCY SCHEDULE

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

RENTAL INCOME

Rent (gross) £22,800pa

GUIDE PRICE

Offers are invited for the freehold interest in excess of £250,000.

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.

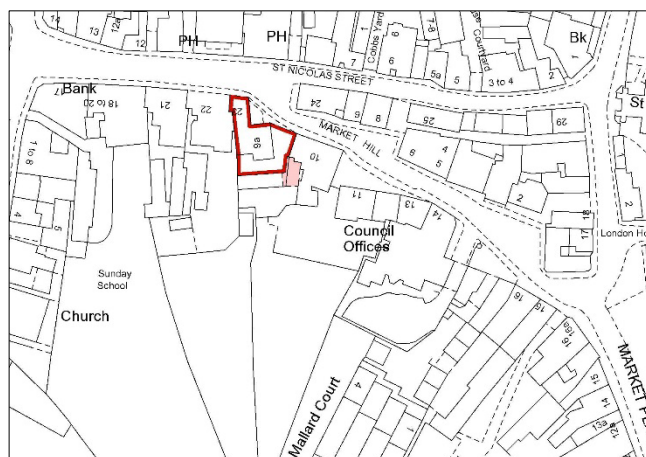
VIEWING AND FURTHER INFORMATION

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

Contact: Oliver Chapman

Tel: 01379 687645

Email: o.chapman@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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