



**CHAPMAN**  
CHARTERED SURVEYORS

**UNIT 1, 11 MARKET PLACE, DISS IP22 4AD**

88.1 sqm / 949 sqft



**GROUND FLOOR LOCK-UP SHOP WITH CAR PARKING**

Ref: 181197

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Regulated by RICS

# TO LET

## GF lock-up shop in Diss town centre

88.1 sqm / 949 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 in the prime retail area of Diss with frontage to Mere Street, and adjacent to a car park with planning permission for a J D Wetherspoon pub. Nearby occupiers include Boots, Holland & Barrett, the Post Office and Costa Coffee.

### DESCRIPTION

A ground floor lock-up shop in a larger building of rendered timber frame construction, with a good display window to Mere Street and a recessed entrance.

### ACCOMMODATION

Open-plan retail area leading through to store, WC and staff kitchen at the rear. Door out to Kings Head car park at the rear.

### FLOOR AREAS (NIA)

Retail sales	47.7 sqm	514 sqft
Storage	31.2 sqm	336 sqft
Staff kitchen	<u>9.2 sqm</u>	<u>99 sqft</u>
	88.1 sqm	949 sqft

### LEASE TERMS

New lease on internal repairing and insuring terms (IRI) plus Service Charge.

### RENT

£12,000pa payable monthly in advance.

### DEPOSIT

Three months' rent.

### SERVICE CHARGE

Levied for maintenance of the common areas of the Building (Units 1 & 2 11 Market Place, Diss).

### VAT

No VAT

### SERVICES

Mains water and electricity.

### BUSINESS RATES

RV (2017): £17,000

### ENERGY PERFORMANCE CERTIFICATE

EPC rating: D (91)

### PLANNING

We assume that the property has planning consent for Class E retail / professional use by virtue of its existing use.

### 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

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AGENCY

MANAGEMENT

PLANNING

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VALUATION

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