



CHAPMAN
CHARTERED SURVEYORS

UNIT 2, 11 MARKET PLACE, DISS IP22 4AB

84.5 sqm / 910 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

84.5 sqm / 910 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. 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 Market Place.

ACCOMMODATION

Steps down from Market Place to retail area and door through to store.

FLOOR AREAS (NIA)

Retail sales	72.8 sqm	784 sqft
Storage	11.7 sqm	126 sqft
	84.5 sqm	910 sqft

*FIRST FLOOR

The first floor is to be retained by the landlord for conversion to residential use (subject to planning permission). The landlord will undertake works to separate the ground- and first-floor and will provide a WC and kitchenette on the ground floor. Alternatively, the first floor can be included in the lease of the ground floor at an additional rent of £4,000pa.

First floor	165.1 sqm	1,778 sqft
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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

We estimate that the RV of the ground floor only would be approximately £20,500

ENERGY PERFORMANCE CERTIFICATE

EPC rating: Awaiting EPC

PLANNING

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

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

Joint agent: Dan I Silas Chartered Surveyor

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.