



CHAPMAN
CHARTERED SURVEYORS

UNIT 2, 22-24 MERE STREET, DISS IP22 4AD

468.0 sqm / 5,038 sqft NIA



RETAIL UNIT IN PRIME LOCATION

Ref: 15546

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

Retail unit in prime location

468.0 sqm / 5,038 sqft NIA

LOCATION

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

The property is located at the south end of Mere Street, the prime retailing area in town. Nearby occupiers include Greggs, Aldi and Superdrug and there is a public car park within 50m (Chapel Street south).

DESCRIPTION

A two-storey retail unit in a building of concrete frame construction with brick external walls under a flat roof. There is a dedicated service yard at the rear accessed from Chapel Street.

ACCOMMODATION

Double display windows to Mere Street with double doors opening into open-plan retail area, and at the rear a door through and steps up to a loading area. Stairs rise to the first floor staff and storage areas with external staircase back to the rear yard.

FLOOR AREAS

Net frontage	13.73m	
GF Sales	345.0 sqm	3,714 sqft
(ITZA	146.7 sqm	1,579 sqft)
FF Ancillary	<u>123.0 sqm</u>	<u>1,324 sqft</u>
	468.0 sqm	5,038 sqft

RENT

£50,000pa + service charge (£tbc).

LEASE TERMS

New lease on IRI+service charge terms.

DEPOSIT

Three months' rent.

SERVICES

Mains water, gas and electricity (three phase) and fire alarm.

BUSINESS RATES

Rateable Value ('RV'): £37,750

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: D (100)

PLANNING

Class E (retail).

LOCAL AUTHORITY

South Norfolk District Council

COSTS

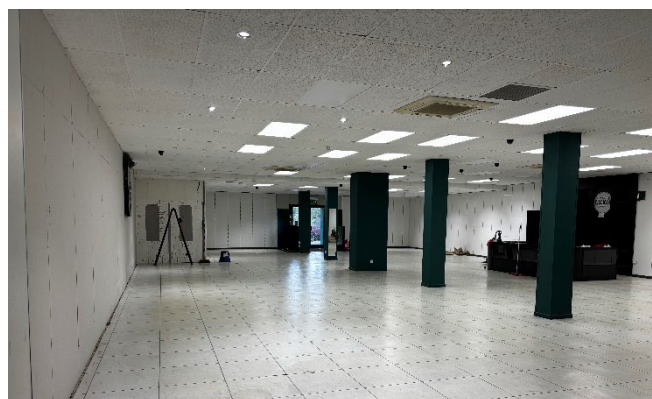
Each party will be responsible for their own costs.

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

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VALUATION

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