



CHAPMAN
CHARTERED SURVEYORS

UNIT 2 CARMEL WORKS, DENMARK STREET, DISS IP22 4AS

55.1 sqm / 593 sqft (NIA)



DETACHED RETAIL UNIT WITH CAR PARKING

Ref: 14010

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Regulated by RICS

TO LET

Lock-up shop with car parking

55.1 sqm / 593 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. Carmel Works is located in a prominent position on Park Road, adjacent to the roundabout at the Park Hotel.

DESCRIPTION

A detached building of rendered blockwork construction under a pitched pantile roof. The building was constructed in 2000 and provides a retail sales area with staff WC.

FACILITIES

- High ceilings (3.5m H)
- Aluminium double-glazed door and window
- Alarm
- Ramped access from car park
- Parking for at least two cars

FLOOR AREAS (NIA)

55.1 sqm / 593 sqft

INTERNAL DIMENSIONS

9.9m width x 5.9m depth

LEASE TERMS

The premises are available on a new lease for a minimum term of three years.

RENT

£9,000pa payable monthly in advance by standing order.

DEPOSIT

Three months' rent.

VAT

No VAT

SERVICES

Mains water, electricity (three phase) and foul drainage. Cat II lighting and PIR alarm.

BUSINESS RATES

Rateable Value (RV): £7,900

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C (66)

PLANNING

We assume that the property has planning permission for retail use by virtue of its previous use. Applicants should make their own enquiries of the Local Authority.

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The Tenant will be required to contribute £250+VAT towards the landlord's costs in preparing the lease.

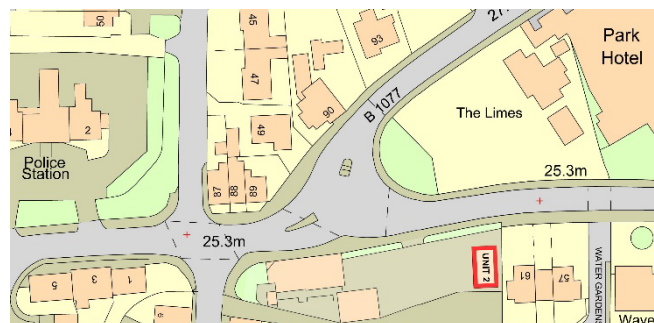
VIEWING AND FURTHER INFORMATION

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

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.