



CHAPMAN
CHARTERED SURVEYORS

UNIT 3 CARMEL WORKS, DENMARK STREET, DISS IP22 4AS

82.0 sqm / 883 sqft (NIA)



RETAIL / SHOWROOM PREMISES WITH CAR PARKING

Ref: 14010

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

Retail / showroom premises with parking

82.0 sqm / 883 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

Recently converted ground floor premises suitable for retail or showroom use.

ACCOMMODATION

An entrance door from the main car park opens into a the open-plan retail area with a slight slope up towards the rear, and a side door leading to a staff kitchen, bathroom and WC.

FLOOR AREAS (NIA)

82.0 sqm / 883 sqft

LEASE TERMS

New lease on terms to be agreed.

RENT

£7,500pa + £300pa all-inclusive for water, payable monthly in advance by standing order.

DEPOSIT

Three months' rent.

VAT

No VAT

SERVICES

Mains water and electricity.

BUSINESS RATES

Rateable Values (RV):

Unit 3: £7,900

NB: If the occupier qualifies for Small Business Rates Relief then rates payable should be £0.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: F (133)

PLANNING

The property can be used for retail purposes under a Certificate of Lawful Use dated 1 March 2013 (planning ref: 2012/2083)

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: Keeley Chapman

Tel: 01379 687645

Email: k.chapman@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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