



CHAPMAN
CHARTERED SURVEYORS

UNITS 1&2 14C ST NICHOLAS STREET, DISS IP22 4LB

20.6 sqm / 221 sqft



GROUND FLOOR LOCK-UP STORAGE UNIT CLOSE TO TOWN CENTRE

Ref: 9704

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Regulated by RICS

TO LET

Ground floor lock-up storage unit close to town centre
20.6 sqm / 221 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. Access is via a side gate on Shelfanger Road leading into a lockable courtyard.

DESCRIPTION

A self-contained unit of brick and block construction under a clay pantile roof with a concrete floor throughout.

ACCOMMODATION

The property comprises two adjoining units. The right-hand unit is open to the pitch of the roof and has a workbench along one wall. The left-hand unit is open plan with a separate WC.

FLOOR AREAS (NIA)

RHS unit	8.6 sqm	92 sqft
LHS unit	<u>12.0 sqm</u>	<u>129 sqft</u>
	20.6 sqm	221 sqft

LEASE TERMS

Annual licence on internal repairing and insuring terms (IRI).

RENT

£2,400pa payable monthly in advance.

DEPOSIT

£600.

SERVICE CHARGE

No service charge.

VAT

No VAT.

SERVICES

Mains water and electricity (sub-metered).

BUSINESS RATES

Rateable Value: £1,075

ENERGY PERFORMANCE CERTIFICATE ('EPC')

The property is a low-energy demand unit so an EPC is not required.

PLANNING

We assume that the premises would be suitable for Class E workshop or storage use, but applicants should make their own enquiries of the local authority.

LOCAL AUTHORITY

South Norfolk Council.

COSTS

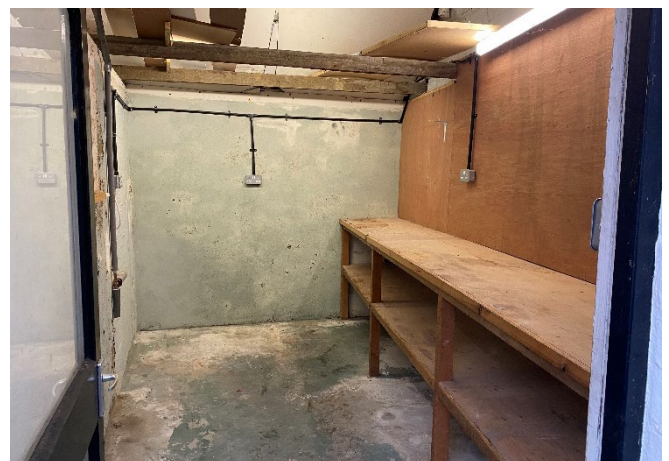
The tenant will contribute £495+VAT to the landlord's costs.

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

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.