



CHAPMAN
CHARTERED SURVEYORS

UNITS 1 & 2A CARMEL WORKS, DENMARK STREET, DISS IP22 4AS
115.9 sqm / 1,247 sqft (NIA)



RETAIL / RESTAURANT PREMISES WITH CAR PARKING

Ref: 14010

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Regulated by RICS

TO LET

Retail / showroom premises with parking

115.9 sqm / 1,247 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

Single storey ground floor premises suitable for retail or restaurant use with a further large showroom / dining area at the rear.

ACCOMMODATION

Access is from the main car park together with an additional access to the rear showroom / dining area via a side passageway. A single door opens into a reception area with a kitchenette and WC off, and an opening through to an open-plan showroom. At the rear a single door leads through to the rear showroom / dining area, which also has two pairs of double doors to the outside, and a WC.

FLOOR AREAS (NIA)

115.9 sqm / 1,247 sqft

LEASE TERMS

New lease on terms to be agreed.

RENT

£12,000pa 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 1: £4,300

Unit 2a: to be assessed

ENERGY PERFORMANCE CERTIFICATE

EPC rating: to be assessed

PLANNING

The property has planning permission for use as a vegan restaurant (ref: 2021/0749) but was previously used for retail purposes.

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:

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.