



**CHAPMAN**  
CHARTERED SURVEYORS

**12A MARKET PLACE, DISS IP22 4WP**

203.0 sqm / 2,185 sqft



**GROUND FLOOR RETAIL PREMISES IN PRIME LOCATION**

Ref: 8796

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Regulated by RICS

# TO LET

Ground floor retail premises in prime location  
203.0 sqm / 2,185 sqft

## LOCATION

Diss is a thriving market town in south Norfolk with a population of approximately 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street.

The property is located on Market Place, the prime retail area in Diss along with Mere Street. Nearby occupiers include Holland & Barrett, Boots, Costa Coffee and WHSmith.

## DESCRIPTION

Ground floor lock-up shop with prominent display windows to Market Place.

## ACCOMMODATION

Double doors with display windows either side lead to open-plan former banking area / retail area with separate office rear left. Serving counter, door through to secure lobby with two further offices off, door through to rear banking area and facilities cupboard. Rear hall with separate male and female toilets off, store and door through to staff kitchen. Fire exit to small area at rear with external door to basement and gate out to Kings Head car park.

## FLOOR AREAS (NIA)

Retail sales	143.4 sqm	1,544 sqft
Ancillary	36.9 sqm	397 sqft
Storage	9.0 sqm	97 sqft
Basement	<u>13.7 sqm</u>	<u>147 sqft</u>
	203.0 sqm	2,185 sqft

## LEASE TERMS

The property is available on a new lease on full repairing and insuring terms (FRI).

## RENT

£25,000pa payable monthly in advance.

## DEPOSIT

Three months' rent.

## SERVICE CHARGE

No service charge.

## VAT

No VAT.

## SERVICES

Mains water, gas, electricity, foul drainage and air conditioning.

## BUSINESS RATES

Rateable Value: £22,000

## ENERGY PERFORMANCE CERTIFICATE ('EPC')

(awaiting EPC)

## PLANNING

We assume the property has planning permission for Class E business use by virtue of its previous use.

## 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:

Contact: Oliver Chapman MRICS

Tel: 01379 687645

Email: [contact@chapmansurveyors.co.uk](mailto:contact@chapmansurveyors.co.uk)

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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