



CHAPMAN
CHARTERED SURVEYORS

16C MARKET PLACE, DISS IP22 4AB

61.2 sqm / 658 sqft



TOWN CENTRE RETAIL / OFFICES WITH CAR PARKING

Ref: 181120

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Regulated by RICS

TO LET

Town centre retail / offices with car parking
61.2 sqm / 658 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 in Hales Yard just off Market Place, the prime retail area in Diss. Nearby occupiers include Katie's Kitchen, Boots and Holland & Barrett.

DESCRIPTION

A suite of three offices, one on the ground floor and two on the first floor, together with separate WC.

ACCOMMODATION

Steps up from Hales Yard to common lobby, door into ground floor office with window to rear looking across Hales Yard towards the Mere, stairs to first floor landing with rear office and middle office, and separate WC.

FLOOR AREAS (NIA)

GF office	24.6 sqm	265 sqft
FF rear office	25.4 sqm	273 sqft
FF middle office	<u>11.2 sqm</u>	<u>120 sqft</u>
	61.2 sqm	658 sqft

LEASE TERMS

The property is available on a new lease on internal repairing and insuring terms together with service charge for maintenance of Hales Yard.

RENT

£5,200pa payable monthly in advance.

SERVICE CHARGE

£122.38 pcm (y/e 31.12.2024)

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Mains water and electricity. Water and foul drainage charges included in service charge.

BUSINESS RATES

Rateable Value: £3,350

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: E (124)

PLANNING

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

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.