



CHAPMAN
CHARTERED SURVEYORS

3 HALES YARD, DISS IP22 4AF

83.4 sqm / 898 sqft



FIRST FLOOR TOWN CENTRE OFFICES WITH CAR PARKING

Ref: 181120

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

First floor town centre offices with car parking
83.4 sqm / 898 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 Zoe's Kitchen, Boots and Holland & Barrett.

DESCRIPTION

First floor office premises with car parking in a multi-let building.

ACCOMMODATION

Communal ground floor lobby from Hales Yard with stairs rising to first floor landing. Step up through door into open-plan office / reception area with window to Hales Yard, rear office formed with demountable partitioning and window to Hales Yard. Step down from reception to rear office with windows to rear, steps up to kitchenette area and separate WC.

FLOOR AREAS (NIA)

FF offices front	54.9 sqm	591 sqft
FF office rear	<u>28.5 sqm</u>	<u>307 sqft</u>
	83.4 sqm	898 sqft

LEASE TERMS

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

RENT

£6,000pa payable monthly in advance.

SERVICE CHARGE

£129.87 pcm (y/e 31.12.2025)

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Mains water and electricity. Water and foul drainage charges included in service charge. Wall-mounted electric radiators.

BUSINESS RATES

Rateable Value: £4,700

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: E (112)

PLANNING

The property has planning permission for Class E office 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:

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

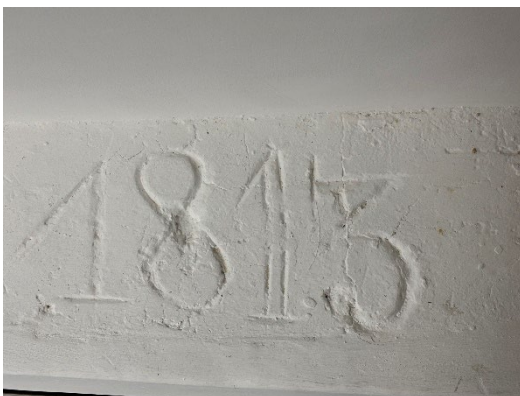
PROFESSIONAL

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.

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