



CHAPMAN
CHARTERED SURVEYORS

FORMER BARCLAYS BANK, 14 MARKET HILL, DISS IP22 4JU

517.2 sqm / 5,567 sqft



FREEHOLD FORMER BANK PREMISES WITH CAR PARKING AND LAND

Ref: 181201

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Regulated by RICS

FOR SALE

Vacant former bank premises with car parking and land with development potential (STPP)
517.2 sqm / 5,567 sqft

LOCATION

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

The property is a Grade II Listed former bank premises located in a prominent position on Market Hill, the principle one-way system giving access to Diss town centre. It is only a short walk from the primary retail areas of Market Place and Mere Street where occupiers include Boots, Costa Coffee, and WH Smith.

DESCRIPTION

The property comprises a two-storey building of solid brick construction under a slate roof with an extension to the side of rendered brick construction under a peg tile roof on the front elevation, and painted brickwork under a clay pantile roof on the rear elevation. Vehicular access off Market Hill leads through an archway to a substantial car park at the rear with elevated views over the Mere, and an area of ground beyond which is used informally as garden land.

ACCOMMODATION

Ground floor

Banking hall, four separate offices and two bank vaults. There is also a small document lift to the first floor.

Mezzanine floor

Open-plan office and four further offices, separate male and female toilets.

First floor

Large staff room, services room and boiler room with loft access.

External (rear)

Car park, and garden land extending to 0.0475 Ha / 0.117 acres.

FLOOR AREAS (NIA)

Ground floor	273.2 sqm	2,941 sqft
First floor	<u>244.0 sqm</u>	<u>2,626 sqft</u>
	517.2 sqm	5,567 sqft

GUIDE PRICE

£475,000 freehold with vacant possession.

PLANNING

Pre-application enquiries of South Norfolk Council have indicated the potential for development of the land at the rear (planning ref ENQMIM /2023/1136).

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: E (104).

REGISTERED TITLE

NK356720

LOCAL AUTHORITY

South Norfolk Council.

VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement with the sole selling agents only:

Contact: Oliver Chapman MRICS

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk



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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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