







14 Mere Street, DISS, Norfolk IP22 4AD



FOR SALE or TO LET **Town Centre Retail Unit** **1,385 Sq Ft (128.67 Sq M)**

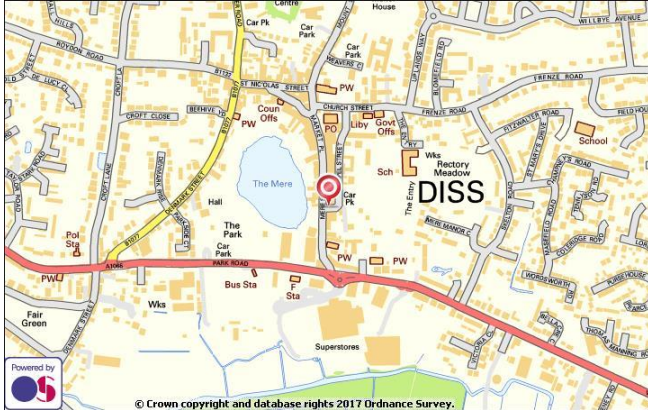
-  1,050 sq ft (98 sq m) Retail Sales Area
-  Historic Market Town Location
-  Pedestrianised Street
-  Close to Superdrug, NatWest, Costa and WH Smith.
-  Grade II Listed Building
-  Self-Contained Upper Floors With Rear Access



PROPERTY DETAILS

Location

Diss is an attractive and historic market town located approximately 23 miles to the south of Norwich lying just off the A140 trunk road. The property is prominently situated in a pedestrianised shopping area in the heart of the town centre, which extends directly to Market Place. Neighbouring occupiers include Superdrug, NatWest, Costa and WH Smith.



Description

The property, a Grade II Listed building, comprises retail accommodation on the ground floor with self-contained ancillary accommodation on the first floor, accessed over the rear flat roof. There are additional two rooms located on the second floor which could provide additional accommodation, with reconfiguring of the internal staircase, STP.

The retail unit benefits from, integrated air conditioning, disabled customer WC, staff WC and kitchen area. Facilities also include a platform lift adjacent to the front entrance. The property was extensively refurbished in 2011/2012.

Accommodation

According to our calculations, the property has the following approximate Nett Internal Area (NIA):

Ground Floor Retail 1,050 sq ft

First Floor Ancillary

335 sq ft

Total NIA:

1,385 sq ft (129 sq m)

Rent/Price

Leasehold

A new lease drawn on Full Repairing and Insuring (FRI) terms for a period to be agreed, incorporating periodic upward rent reviews at an asking rent of £24,500 per annum exclusive of rates, VAT if applicable and all other outgoings.

Freehold

Unencumbered freehold offers of £325,000 are invited.

VAT

All prices/rents quoted are exclusive of Value Added Tax which may be applicable. The property is not elected for VAT and will not be chargeable.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

Planning

We understand that the property benefits from Class A1 (retail) use and we believe is suitable for a range of alternative uses including Financial/Restaurant and Takeaway use. Interested parties should make their own investigations of South Norfolk District Council T: 01508 533701.

Business Rates

We are advised that the property appears in the 2017 Valuation List with a Rateable Value of £21,250.

Energy Performance Certificate

The property has an EPC Rating of The property has an energy performance rating of C65. A copy is available upon request..

For viewings and further details please contact



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