



CHAPMAN
CHARTERED SURVEYORS

THE SWEETIE SHOP, NORFOLK HOUSE YARD, DISS IP22 4LB

42.6 sqm / 458 sqft NIA



RETAIL PREMISES IN HISTORIC SHOPPING COURTYARD

Ref: 5552

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Regulated by RICS

TO LET

GF retail premises in Norfolk House Yard
42.6sqm / 458sqft

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 Norfolk House Yard, a popular courtyard of local independent retailers located off St Nicholas Street in the Diss Heritage Triangle.

DESCRIPTION

Ground floor retail premises trading for many years as The Sweetie Shop with display windows to Norfolk House Yard.

FLOOR AREAS

| | | |
|------------------------|----------------|----------------|
| GF Retail | 28.0sqm | 301sqft |
| GF Ancillary / Storage | <u>14.6sqm</u> | <u>157sqft</u> |
| Total | 42.6sqm | 458sqft |

LEASE TERMS

The property is available on a new lease on terms to be agreed.

TENANT'S REPAIRING OBLIGATIONS

The Tenant will be responsible for internal repairs and decorations. The Landlord will be responsible for the structure of the building.

SERVICE CHARGE

The Tenant will contribute 50% of the landlord's costs in maintaining the structure of the building.

RENT

£6,000pa payable monthly in advance.

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Mains water, electricity and foul drainage.

BUSINESS RATES

Rateable Value: £3,000

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: D (87)

PLANNING

We assume that the property has planning consent for Class E (retail) use by virtue of its existing use.

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The Tenant will be required to contribute £250+VAT towards 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



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.