



CHAPMAN
CHARTERED SURVEYORS

FIRST FLOOR, THE OLD CHAPEL, RICKINGHALL, DISS IP22 1BN

83.4 sqm / 898 sqft NIA



HI-SPEC FIRST FLOOR OFFICES IN CONVERTED CHAPEL

Ref: 14811

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Regulated by RICS

TO LET

Hi-spec first floor offices in converted chapel
83.4 sqm / 898 sqft NIA

LOCATION

Rickinghall is a village in Mid Suffolk district located approximately seven miles to the west of Diss, Norfolk on the A143. It is contiguous with the village of Botesdale, and both villages enjoy a wide range of services and amenities including a Co-op food store, a primary school, a doctor's surgery, pubs, and local shops. The property is located on the main road through Rickinghall.

ACCOMODATION

Access is from a shared door in the rear of the building leading to a hallway with a WC off. Stairs rise to the first floor and open straight into the open-plan office, which includes a second office / meeting space created with demountable partitioning. There is a small kitchenette within the office and a separate bathroom in one corner, in addition to a server room and storage cupboard.

FACILITIES

Air conditioning (H&C), carpets, LED lights, uPVC double-glazed windows, Cat 5e cabling, PIR and fire alarm. One car parking space at the rear of the premises.

FLOOR AREAS (NIA)

Office	80.9 sqm	871 sqft
Server Room	0.9 sqm	9 sqft
Cupboard	<u>1.6 sqm</u>	<u>18 sqft</u>
	83.4 sqm	898 sqft

LEASE TERMS

New lease on internal repairing and insuring terms (IRI) excluded from the Landlord and Tenant Act 1954.

RENT

£9,000 pa payable monthly in advance on the first day of each month.

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Mains water, electricity (sub-metered) and foul drainage.

BUSINESS RATES

RV (2023) £6,600

An incoming tenant may be entitled to 100% Small Business Rate Relief such that no rates are payable.

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: D (99)

PLANNING

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

LOCAL AUTHORITY

Mid Suffolk District Council.

COSTS

The Tenant will contribute £250+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

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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.