



CHAPMAN
CHARTERED SURVEYORS

ST NICHOLAS HOUSE, 3-4 ST NICHOLAS STREET, DISS IP22 4LB

253.4 sqm / 2,728 sqft NIA



OFFICE / RETAIL PREMISES WITH CAR PARKING

Ref: 5552

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Regulated by RICS

TO LET

Prominent Grade II Listed building suitable for offices or retail with car parking
253.4 sqm / 2,728 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 at the south end of St Nicholas Street in the Diss Heritage Triangle.

DESCRIPTION

Two storey Grade II Listed Building on St Nicholas Street with dedicated car park at the end of Norfolk House Yard.

ACCOMMODATION

St Nicholas House

Open plan ground floor retail area with three offices at the rear, stairs down to dry basement, separate WCs., and stairs up to four offices and kitchen with stairs to attic.

First Floor, Sweetie Shop

First floor offices in a separate building at the rear of St Nicholas House, accessed externally.

Car Park

Dedicated car park at the end of Norfolk House Yard.

FLOOR AREAS

St Nicholas House	GF	105.2 sqm	1,133 sqft
St Nicholas House	FF	94.2 sqm	1,014 sqft
St Nicholas House	Basement	17.5 sqm	188 sqft
The Sweetie Shop	FF	<u>36.5 sqm</u>	<u>393 sqft</u>
Total		253.4 sqm	2,728 sqft

LEASE TERMS

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

TENANT'S REPAIRING OBLIGATIONS

Full repairing and insuring ('FRI') terms.

SERVICE CHARGE

None.

RENT

£18,000pa payable monthly in advance.

DEPOSIT

Three months' rent.

SERVICES

Mains water, electricity and foul drainage.

BUSINESS RATES

St Nicholas House:	£15,500 RV
The Sweetie Shop FF	£3,000 RV

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: E (106)

PLANNING

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

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The Tenant will be required to contribute £495+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.