



CHAPMAN
CHARTERED SURVEYORS

79 VICTORIA ROAD, DISS IP22 4JG

348.8 sqm / 3,755 sqft



ROADSIDE RETAIL / TRADE COUNTER / WORKSHOP PREMISES

Ref: 181120

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Regulated by RICS

TO LET

Roadside retail / trade counter / workshop premises
348.8 sqm / 3,755 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 on Victoria Road, the main road through Diss, opposite Station Road and the train station. Nearby occupiers include Jewson, Shell Garage and Huws Gray.

DESCRIPTION

Two attached two-storey buildings of steel portal frame construction with tiled roof, brick walls and concrete floor, brick weave forecourt and access directly off Victoria Road.

ACCOMMODATION

LHS unit

Ground floor: folding door (3.1m W x 2.1m H) with double-glazed uPVC doors and screen behind, opening into showroom with separate WCs and kitchen off, door to front stairs, rear stairs and personnel lift to first floor, door through to RHS unit.

First floor: front stairs lead to three offices and open-plan showroom at rear with stairs and personnel lift down.

RHS unit

Powered roller-shutter door (6.0m W x 3.7m H) opens into open-plan workshop. Note: the **mezzanine floor** is a tenant's fixture and may be acquired from the outgoing tenant by separate negotiation. Otherwise it will be removed.

FLOOR AREAS (GIA)

LHS unit GF	120.6 sqm	1,298 sqft
LHS unit FF	120.6 sqm	1,298 sqft
RHS unit GF	<u>107.6 sqm</u>	<u>1,159 sqft</u>
	248.8 sqm	3,755 sqft

LEASE TERMS

The property is available on a new lease on full repairing and insuring terms (FRI).

RENT

£30,000pa payable monthly in advance.

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Infra-red heaters in LHS unit, gas-fired space heater in RHS unit. Fire and intruder alarm. Mains water and electricity (3ph).

BUSINESS RATES

Rateable Value: £22,000

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: D (96)

PLANNING

Planning permission for B1 (business), B8 (storage and distribution) and A1 (retail showroom) use (ref: 2019/0800).

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The tenant will contribute £495+VAT to 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

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