



24 St Nicholas Street
Diss
IP22 4JZ

Rent
£20,000 pa



To Let Prominent two storey restaurant in Heritage Triangle of town.

**138.4m² / 1490ft² NIA.
£20,000pa.**

Location One of the key benefits of its position is the proximity to the Corn Hall entertainment venue which is 100m away and has a very wide range of cultural activities drawing in people from a very wide region. It is also set in the Heritage Triangle area of Diss which has undergone significant transformation in recent years and is just a short walk from the town centre which has various independent retailers. Wider access is provided by the good road links and the mainline rail station serving Norwich, Ipswich, and up to London. Overall Diss is a thriving market town in south Norfolk with a population of approximately 7,500 people and a catchment of some 50,000.

Description A two storey restaurant premises with good display windows facing onto Market Hill and up towards St Nicholas Street.

Equipment The property is being let fully equipped

Stock The stock will be taken at valuation.

Rent £25,000pa.

VAT To be confirmed.

Lease The premises are available on a new lease on terms to be agreed.

Repair and insurance Full Repairing and Insuring (FRI) terms.

Services Mains water, electricity and foul drainage are connected.

Outgoings The Lessee will be responsible for all outgoing including Business Rates.

Rateable Value (RV): £14,000 (Attracts partial small business relief and potential for hospitality relief in 2024/25)

Energy Performance Certificate Not required as the premises are Grade II Listed.

Local Authority South Norfolk Council.

Costs Each party will be responsible for their own costs.

Viewing Strictly by arrangement with the sole letting agents:

TW Gaze, 10 Market Hill, Diss, Norfolk IP22 4WJ **Contact:**

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Leasehold

Ref: I/19536/MS



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10 Market Hill

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