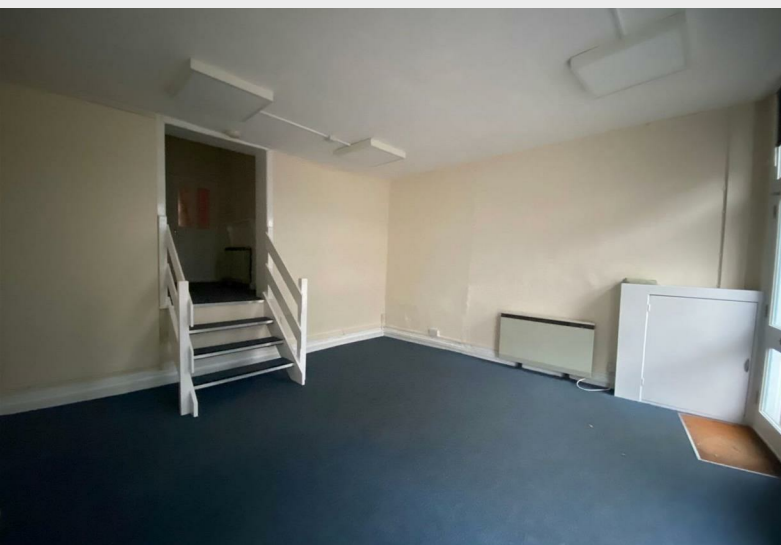




St. Nicholas Street | Diss | IP22 4LB
£1,000



Large first floor office space with ground level shop front with good display windows to St Nicholas Street. The property has been previously occupied as a housing association office carpeted floors, plastered and painted walls, and spotlights. Stairs at the back of the shop rise to two further rooms at first floor, one of which is on the landing, as well as a staff kitchen and wc.

Full Description

Location Diss is a thriving market town in south Norfolk. It has a population of approximately 9599 people and a catchment of some 50,000. 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 Market Hill in the Heritage Triangle area of Diss which has recently undergone a significant transformation. It is only a short walk from the town centre. independent retailers.

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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.

Business Rates Rateable Value (RV): Current rateable value (1 April 2023 to present) - £5,900

Energy Performance Certificate : C

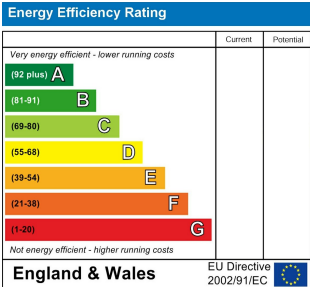
Local Authority South Norfolk Council.

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: K Horan Telephone: 01379 641341 Email: k.horan@twgaze.co.uk

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND AND WALES You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk.

MONEY LAUNDERING REGULATIONS In accordance with the latest Money Laundering Regulations we are now required to obtain proof of identity and address from prospective purchasers before solicitors can be instructed.



Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending applicants and do not constitute part of an offer or contract. Prospective applicants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending applicants in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. While we endeavour to make our letting particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.