

Retail



Location

Diss is a popular market town located approximately 20 miles south of Norwich with a resident population of circa 9,000. Being located just off the A140, the town benefits from good road links to Ipswich to the south as well as a direct rail link to Chelmsford and London. The property occupies a prominent position at the fringe of the town's retail core. Nearby occupiers include **Oxfam**, **Lloyds Bank**, **Halifax** and **Costa**.

Description

The property is arranged over ground and first floor. The ground floor provides an open plan banking hall, offices and two strong rooms. Further offices, a staff room and WC's are located on the first floor. The rear yard provides parking for approximately 11 vehicles. The boundaries extend beyond the rear car park to a garden at a lower level accessed via steps.

Accommodation

The property has the following approximate net internal floor areas:

Ground floor: 2,831 sq ft (263.0 sq m)
 First floor: 2,128 sq ft (197.7 sq m)
Total: 4,959 sq ft (460.7 sq m)

Tenure & Terms

The property is held on a 20 year full repairing and insuring lease expiring 27th July 2026. The lease is available to be assigned or sublet on terms to be agreed.

Rent

£32,500 per annum exclusive

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £28,000. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Planning & Uses

We understand the current use falls within use class E and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (104). A full copy of the certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings & Further Information

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SUBJECT TO CONTRACT

You should be aware that the Code of Practice on 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 or through the website www.commercialleasecode.co.uk



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