



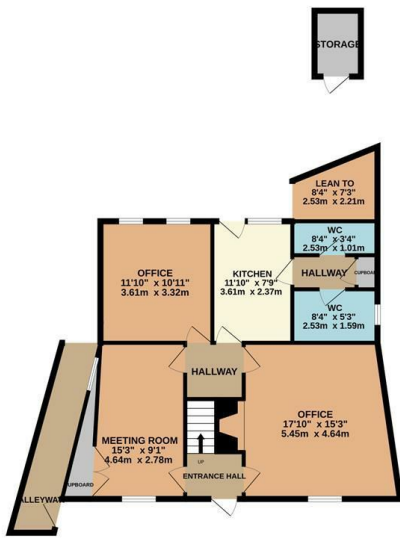
## 2 Victoria Road, Diss, Norfolk, IP22 4EY

Stunning Grade II listed office set across 3 floors, with long term tenants in situ, located in the heart of a beautiful market town in Norfolk.

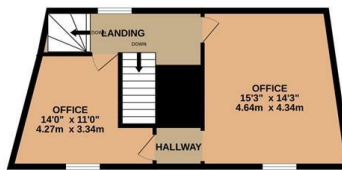
- Stunning Grade II listed office.
- Situated in beautiful market town centre location in Diss, Norfolk.
- Set across 3 floors with multiple offices and meeting rooms.
- Combines a modern office atmosphere with lovely original features such as exposed beams and bricks and original fireplaces.
- Long term tenant currently occupying the property, having been in place since 1995.
- Currently generating £17,000pa in rental income.
- Fantastic investment or occupational purchase depending on the buyer's requirements.
- Available to view immediately.

£225,000

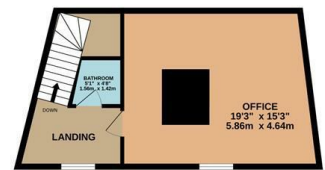
GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1724 sq.ft. (160.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	