

To Let: Retail Premises

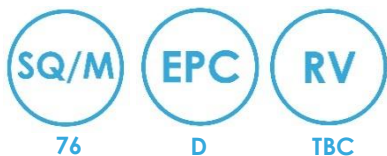
Durrants

Commercial



20 Mere Street, Diss, Norfolk, IP22 4AD
Guide Rent: £17,500 Plus VAT per annum





LOCATION

Diss is a thriving market town on the on the Norfolk/Suffolk border, with its excellent transport links including a direct rail line to London – and a rich mix of independent retailers and national businesses. The town serves a wide rural catchment area, drawing regular visitors from surrounding villages.

Mere Street is the main pedestrianized shopping street within Diss, benefitting from attractive period architecture and the proximity to the Mere. There are car parks nearby making it an ideal setting for a wide range of business ventures.



DESCRIPTION

The property comprises single premises extending in all to about 76 sqm offering good frontage onto Mere Street.

The property has been used for a number of retail uses formerly retail Hilary & Alice hand painted furniture and gifts and for many years prior a newsagents.

A notably open plan retail area gives a sense of space and easy circulation to the main shop floor.

This listing is for the front shop area and excludes the rear and first floor stores, there is a separate listing for the whole premises. An area has been provisioned to allow for WC installation.



ACCOMMODATION

Net Internal Area

	Sq. m	Sq. ft.
Ground floor Retail Zone A	43	463
Ground floor Retail Zone B	33	355
Total	76	818



SERVICES

Mains water, electricity and drainage connected.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



LEASE TERMS

- Term: 10 year term with break clause and rent review proposed at 5 years.
- Commencing Rent: £17,500 Plus VAT per annum.
- Deposit: Three month's rent to be held by the landlord throughout the term.
- Repairs: Fully repairing and insuring lease limited by schedule of condition.
- Insurance: Landlord insures and tenant repays premium.
- Outgoings: Tenant to be responsible for all outgoing including business rates, service charges and utility charges. Service charge will be payable details to be confirmed.
- Landlord & Tenant Act: The provisions of s24 to 28 of the LTA 1954 are excluded.
- Legal Costs: Each party to pay their own costs in this transaction.
- VAT: VAT is applicable to the annual rent.



LOCAL AUTHORITY

South Norfolk Council, Horizon Way, Broadland Business Park, Peachman Way, Norwich, NR7 0WF. 01508 533633.



DIRECTIONS

From our Diss office turn left and walk down Market Hill to the Market Place, upon reaching the Market Place turn right onto Mere Street where the premises can be found on the left near to the Mere.



VIEWING

Strictly by arrangement with the agents Commercial Office. Online viewing is available on request – on Durrants website and Rightmove (click the play button within the photographs on the listing for the whole premises)



CONTACT US

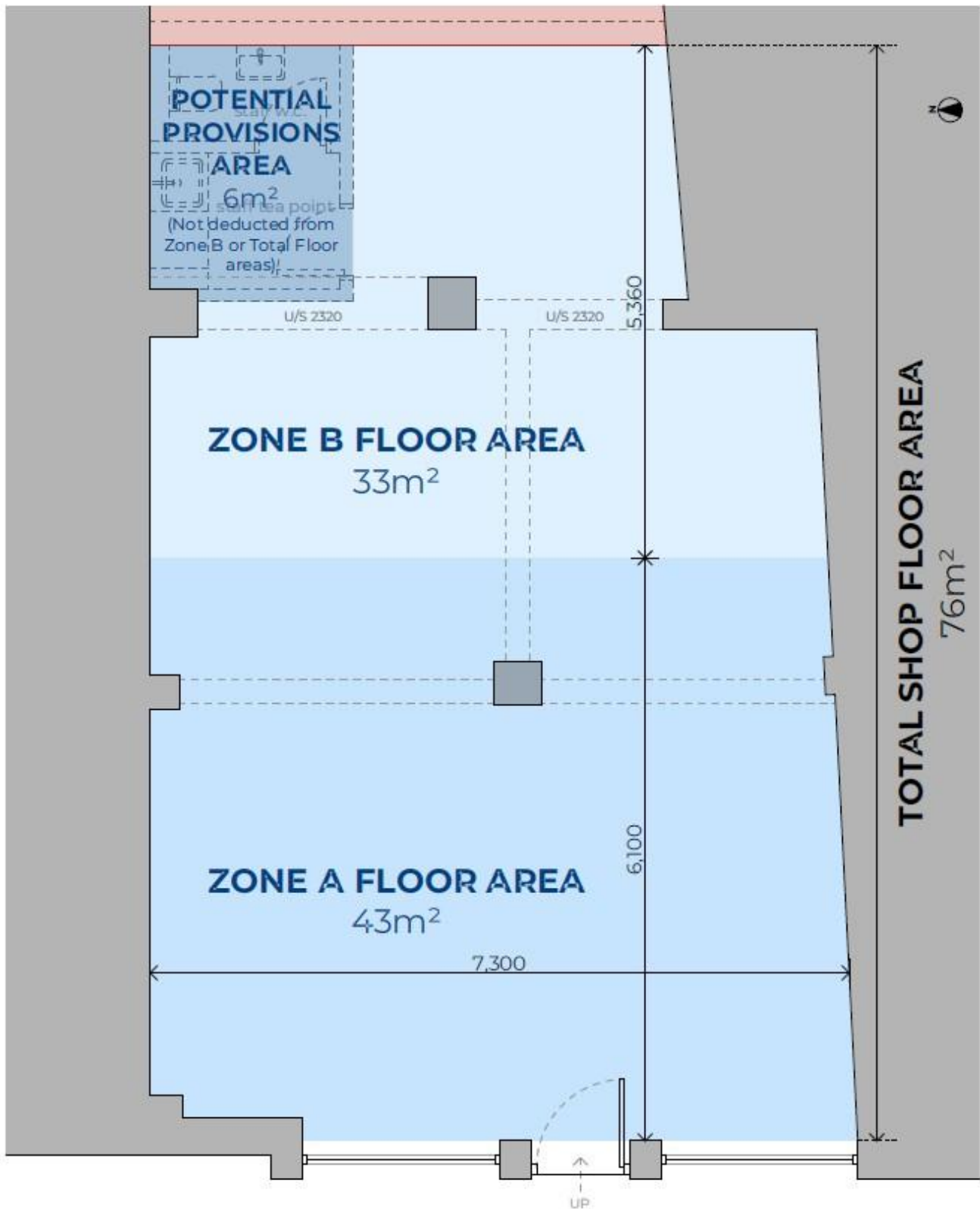
Durrants Commercial, 32-34 Thoroughfare, Harleston, Norfolk, IP20 9AU
Tel: 01379 851038

Email: commercial@durrants.com

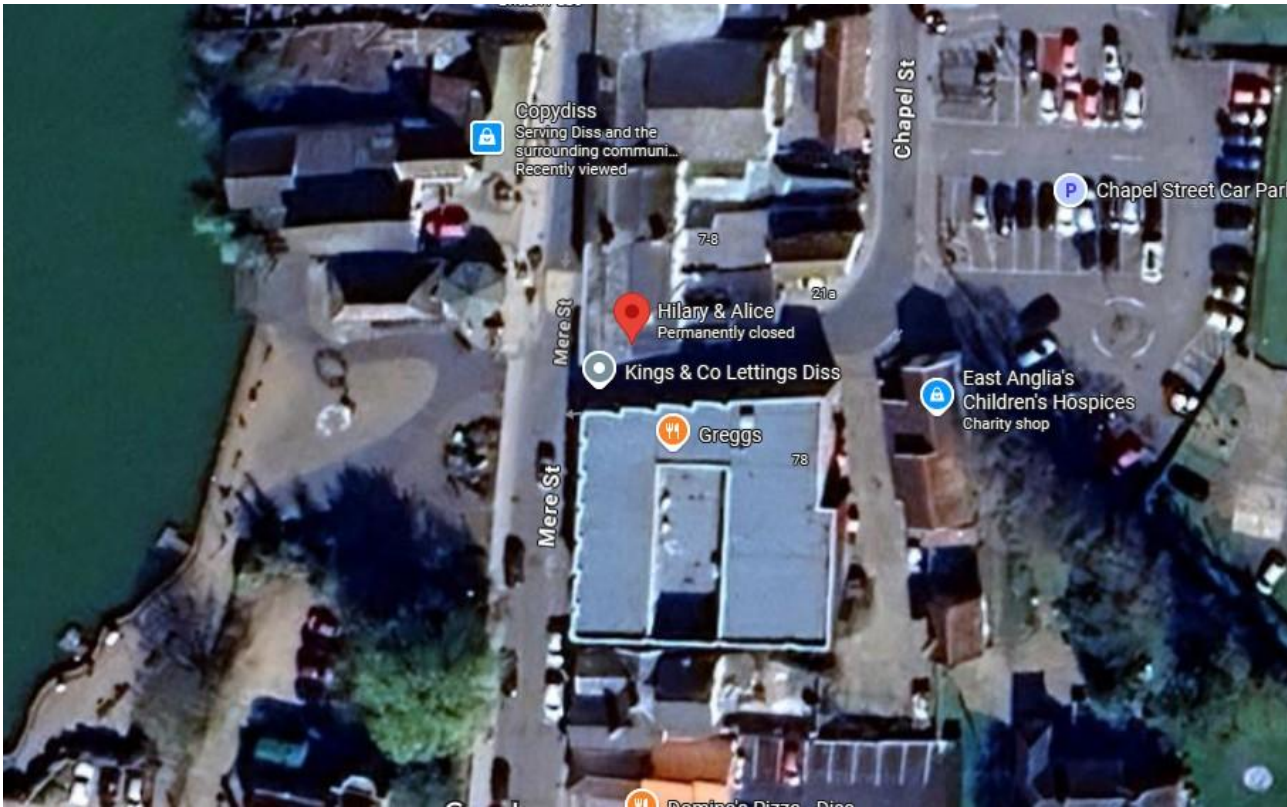
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RICS



Location Plan



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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