

To Let: Retail/Office Premises

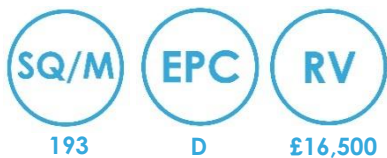
**Durrants**  
Commercial



**3/3a Market Hill,** Diss, Norfolk, IP22 4JZ

Guide Rent: £17,500 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.

Market Hill is a prime location within Diss, benefitting from high footfall, passing vehicular traffic and attractive period architecture. There is close proximity to the town's main car parks, making it an ideal setting for a wide range of business ventures.



## DESCRIPTION

The property comprises two storey premises extending in all to about 193 sqm offering good frontage onto Market Hill.

The property was historically Lloyds Bank, however benefits from large retail display windows unusual for a previous banking uses. The property would be suitable for a wide range of Class E, retail or office uses.

The ground floor main hall has a number of partitioned offices with its current layout. Fire exit to rear yard giving some external storage and access through to rear alleyway. Stairs up to first floor with pleasant views over Market Hill from the main retail/office area. Kitchen, toilets and rear office with fire escape to the rear accessed from the main open plan area.



## ACCOMMODATION

	Net Internal Area	
	Sq. m	Sq. ft.
Ground floor Retail/Office Areas	103.4	1112
First floor	89.9	967
<b>Total</b>	<b>193.3</b>	<b>2079</b>



## 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: 6 years
- Commencing Rent: £17,500 per annum. Three yearly upwards only rent review.
- Deposit: Three month's rent to be held by the landlord throughout the term.
- Repairs: Fully repairing and insuring lease.
- Insurance: Landlord insures and tenant repays premium.
- Outgoings: Tenant to be responsible for all outgoings including business rates, service charges and utility charges.
- Landlord & Tenant Act: The provisions of s24 to 28 of the LTA are excluded.
- Legal Costs: Each party to pay their own costs in this transaction.
- VAT: VAT is not applicable to the annual rent.



## LOCAL AUTHORITY

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



## DIRECTIONS

From our Diss office the premises are situated adjoining to our office.



## 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.)



## CONTACT US

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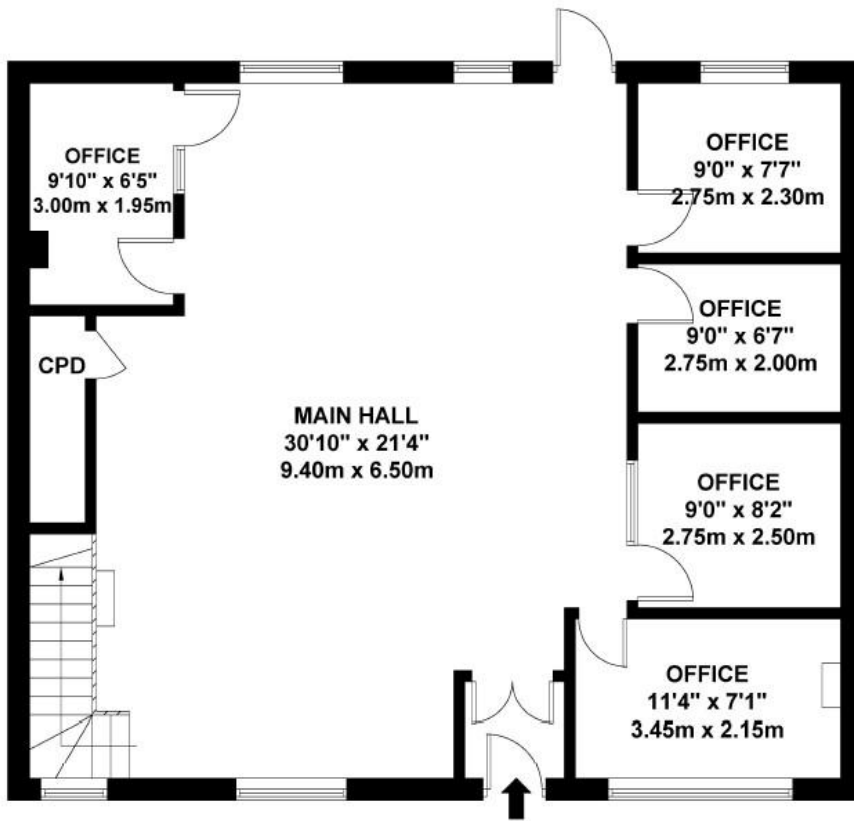


**RICS**

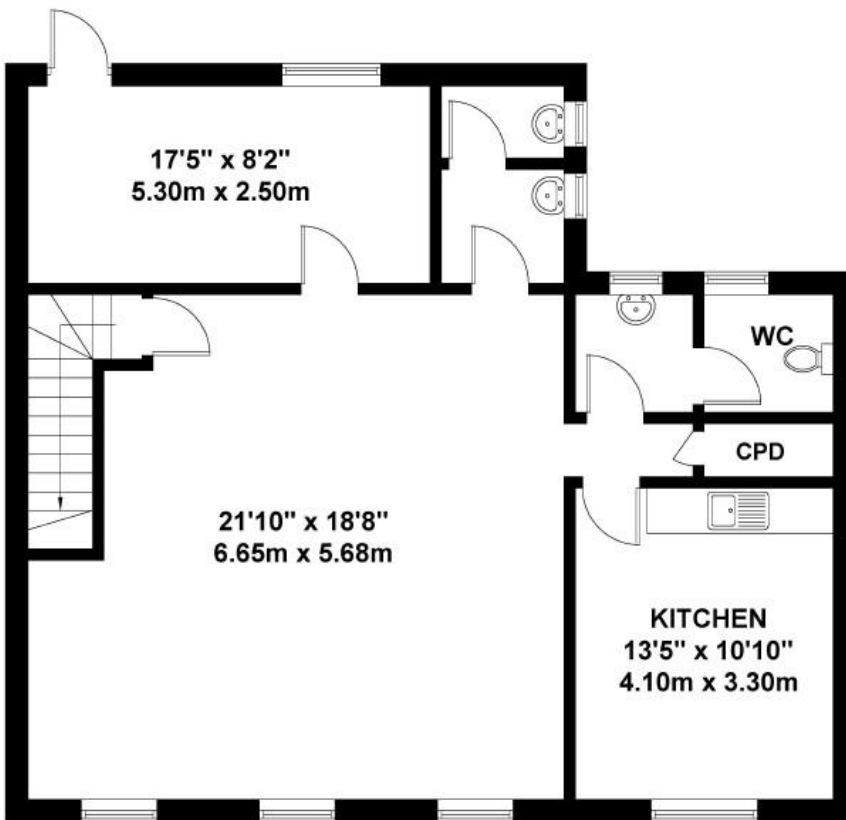
**NOTE: The Landlord may consider letting the ground floor and first floor separately – see separate listing.**



## Floor plan



GROUND FLOOR



FIRST FLOOR

Location Plan



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