

20 MERE STREET

DISS NORFOLK IP22 4AD

To Let: Retail/Office Premises

DURRANTS
SINCE 1853

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To Let: Retail/Office Premises

Guide Rent: £14,500+VAT per annum

Key Features

- Renovated space
- Located on Mere Street
- Excellent glazed frontage
- 76sq.m (816sq.ft)
- Kitchen and wc
- Main retail location in Diss
- Historic building
- Open plan retail area





DESCRIPTION

20 Mere Street extends to 76 sqm offering good glazed frontage onto Mere Street, the main retail/ trading location of Diss. The property has been last used for retail, formerly Hilary & Alice hand painted furniture and for many years prior a newsagents.

The space has recently been renovated to create a smaller manageable demise, complete with an open plan retail area, kitchen/store and wc. The property is ready for a new occupier to fit out the shop/space to their own specifications.

ACCOMMODATION

	sq m	sq ft
Retail/Office	71	763
Kitchen	3	32
WC	2	21
Total	76	816

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.

Nearby occupiers include B&M, Greggs, Break, Digital Phone Company, Costa Coffee, Diss Publishing Company and Superdrug.

SERVICES

We understand the property is connected to mains electric, mains water and mains foul drainage.

LEASE TERMS

The property is available on a full repairing and insuring lease for a minimum initial term of 5 years. Any lease will be contracted outside of the Landlord and Tenant Act 1954. A deposit will be held by the Landlord equivalent to three months rent.

LEGAL COSTS

Each party to be responsible for their own legal costs. An undertaking may be required at the outset in the event the Tenant withdraws from the process after Solicitors have been instructed.

VAT

The property is elected for VAT and is therefore payable on the rent.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of D(92). A full copy of the EPC is available on request.







LOCAL AUTHORITY

South Norfolk Council.

RATEABLE VALUE

The property has a Rateable Value of £15,750 as at 28th May 2026. Under the Governments Autumn Budget proposals, the Small Business Rate Relief threshold is due to rise from £12,000 to £18,000 from 1st April 2027. This policy will mean the subject property will be suitable for Small Business Rate Relief for eligible occupiers.

DIRECTIONS

From our office on Market Hill, proceed down the hill towards the Market Place and continue onto Mere Street. Follow the road further whether the property will be found on the left hand side just before the Mere.

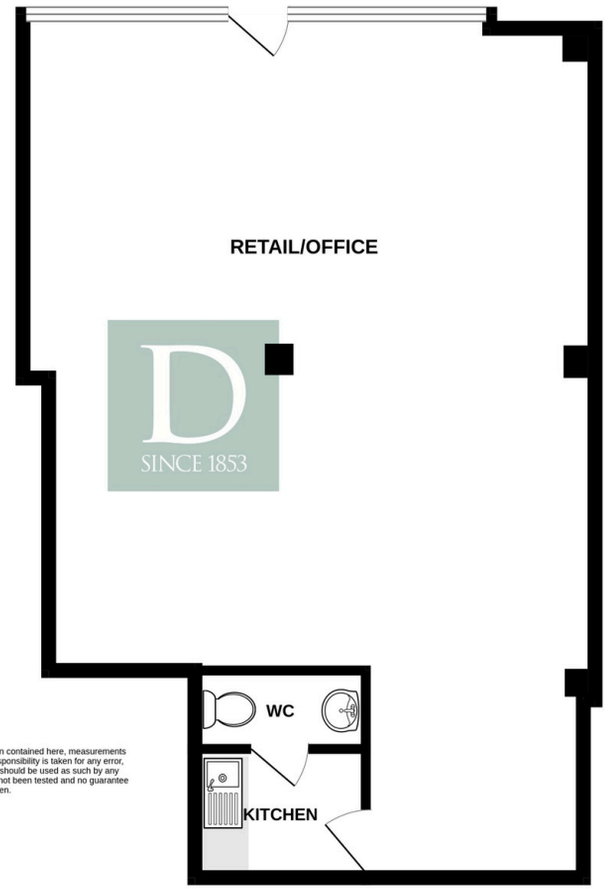
What 3 Words: ///marmalade.icon.wing







GROUND FLOOR



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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IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by arrangement with the agents.

CONTACT US

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Email: **commercial@durrants.com**

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DURRANTS SINCE 1853

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