

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: £15,500+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 is currently rated as part of a larger demise which has been subdivided. Therefore, a re-assessment will need to be made upon occupation.

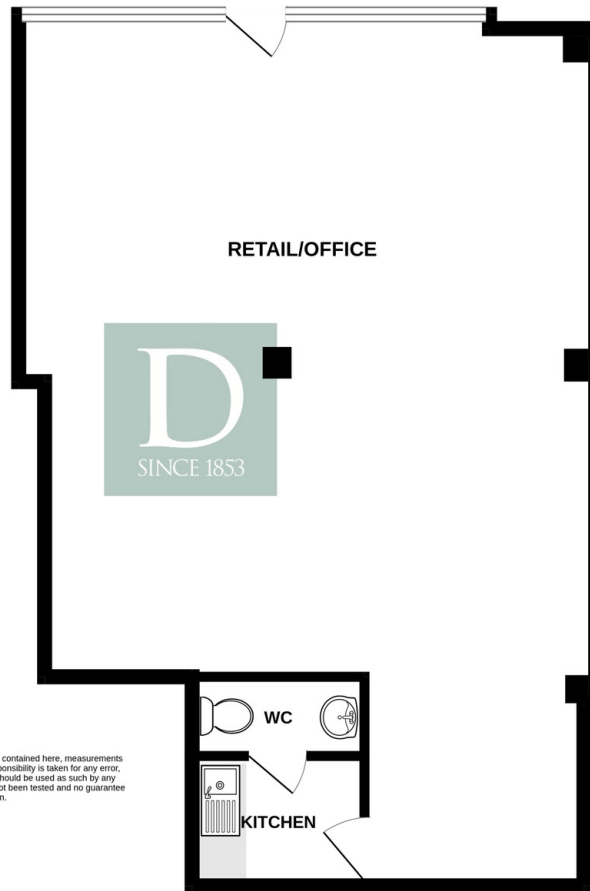
DIRECTIONS

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](https://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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VIEWING

Strictly by arrangement with the agents.

CONTACT US

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DURRANTS
SINCE 1853

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