

**53/53A MERE STREET**  
DISS NORFOLK IP22 4AG

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**For Sale:** Let Mixed Use Investment

**DURRANTS**  
SINCE 1853

## 53/53A MERE STREET

DISS NORFOLK IP22 4AG

**For Sale:** Let Mixed Use Investment

**Guide Price: £435,000**

### Key Features

- Town centre investment opportunity
- Two shops and large apartment
- Fully let producing £39,900 per annum
- VAT free investment
- Large rear car park
- Grade II Listed building
- Prime location on Mere Street



## DESCRIPTION

This Grade II Listed property forms part of a prominent high street parade comprising two ground floor retail units with a self-contained first floor two-bedroom flat.

The larger retail unit has an open sales area, rear store, cloakroom and large detached rear store. The smaller unit has a good sales area, smaller store and cloakroom facilities. The flat benefits from two double bedrooms, sitting room, kitchen and shower room. In all, the property extends to approximately 248sq.m (2,668sq.ft).

To the rear of the building is an extensive car parking and loading area. The total site area extends to 0.12 of an acre.

The property is fully let producing £39,900 per annum across three tenancies. A full summary and copies of the leases and tenancy agreement are available on request.

## ACCOMMODATION

	sq m	sq ft
53 Mere Street	61.43	660.37
53a Mere Street	104.50	1123.37
Flat	82.32	884.94
Total	248.25	2668.68

## LOCATION

Diss is an attractive and historic market town located approximately 23 miles to the south of Norwich.

The property is prominently located in the heart of the town centre on the west side of the pedestrianised Mere Street, which extends directly to Market Place. The property benefits from its close proximity to a wide range of national and independent retailers, cafés, and restaurants within Mere Street including Costa Coffee, Ladbrookes, Holland & Barrett, Boots, Card Factory, Nationwide and Specsavers.

## SERVICES

The property benefits from mains electricity, mains water and mains drainage. Mains gas is connected to the flat.

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

## ENERGY PERFORMANCE

The property has the following EPC Ratings:-  
53 – C(58) expires 30th November 2035  
53a – C(63) expires 30th November 2035  
Flat – D(63) expires 19th September 2029

## LOCAL AUTHORITY

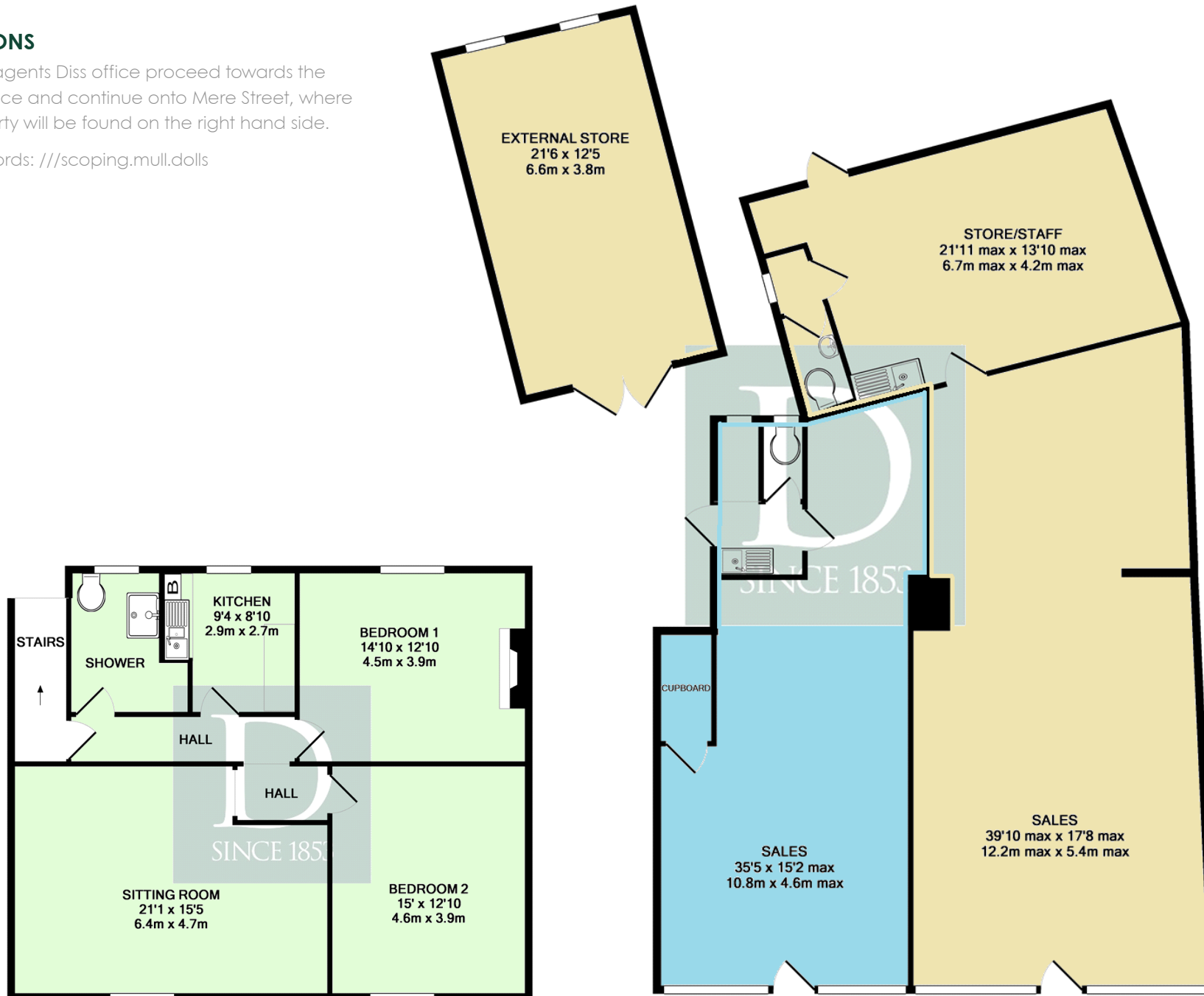
South Norfolk Council.



## DIRECTIONS

From the agents Diss office proceed towards the Market Place and continue onto Mere Street, where the property will be found on the right hand side.

What 3 Words: [///scoping.mull.dolls](http://scoping.mull.dolls)





## VIEWING

Strictly by arrangement with the agents.

## CONTACT US

Telephone: **01379 851038**

Email: **commercial@durrants.com**



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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.