

To Let: Retail/Office Premises

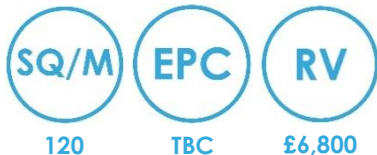
DURRANTS
SINCE 1853



42a Mere Street, Diss, Norfolk IP22 4AG

Guide Rent: £12,000 per annum





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 the 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 including Costa Coffee, Ladbrookes, Holland & Barrett, Boots, Card Factory, Nationwide and Specsavers.



DESCRIPTION

The property comprises a Grade II Listed town centre commercial premises with accommodation over three floors.

On the ground floor is the main retail area with window frontage onto Mere Street and with stairs leading up to the first floor.

On the first floor are two large office spaces, two stores, a small teapoint area and wc. The rooms are light and airy, with windows looking out onto Mere Street and towards the Meres Mouth. The first floor accommodation extends over the neighbouring shop, offering substantial office space larger than the ground floor accommodation.

A further staircase leads up to the second floor, which comprises a network of attic rooms. These attics have restricted headroom and are to be used storage only given their access and condition.



ACCOMMODATION

Net Internal Area

	Sq. m	Sq. ft.
Ground Floor	23	248
First Floor	56	601
Second Floor (restricted headroom)	41	440
Total	120	1289





LEASE TERMS

- Term: From 3 years.
- Commencing Rent: £12,000 per annum.
- Deposit: Three month's rent to be held by the landlord throughout the term.
- Repairs: Internally repairing lease. The tenant is responsible for external decoration.
- Insurance: Landlord insures and tenant pays premium.
- Outgoings: Tenant to be responsible for all outgoings including business rates and utility charges.
- Landlord & Tenant Act: Outside the act.
- Legal Costs: Each party to bear their own costs in this transaction. A legal fee undertaking may be required.
- VAT: An election has not been made and therefore no VAT is charged in addition to the rent at this time.



SERVICES

The property benefits from mains electricity, mains water and mains drainage. There is no gas connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



DIRECTIONS

From the agents Diss office proceed along the Market Hill towards the Market Place. Continue further onto Mere Street, where the property will be found on the right hand side, before the Meres Mouth.



LOCAL AUTHORITY

South Norfolk Council.



VIEWING

Strictly by arrangement with the agents.

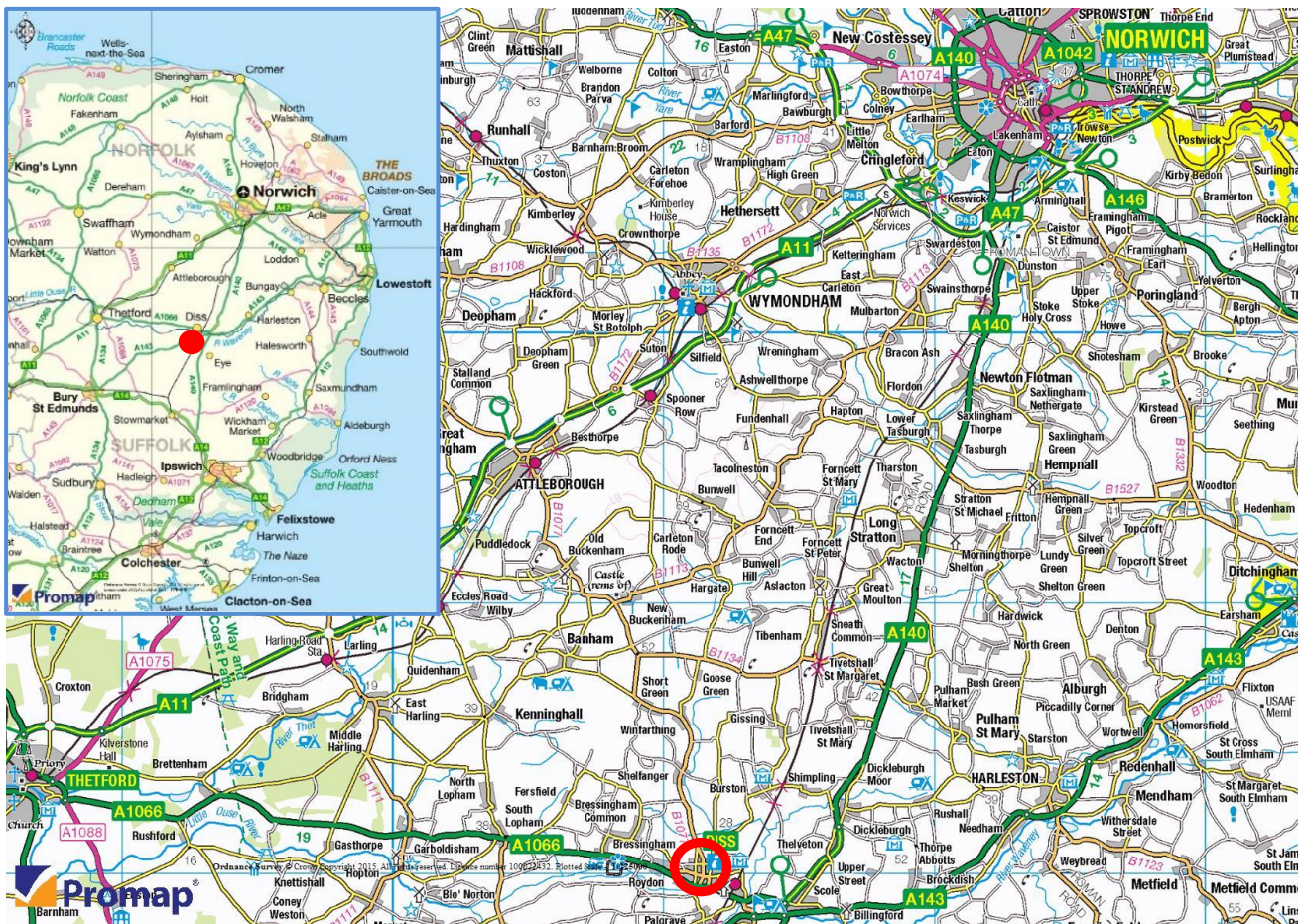


CONTACT US

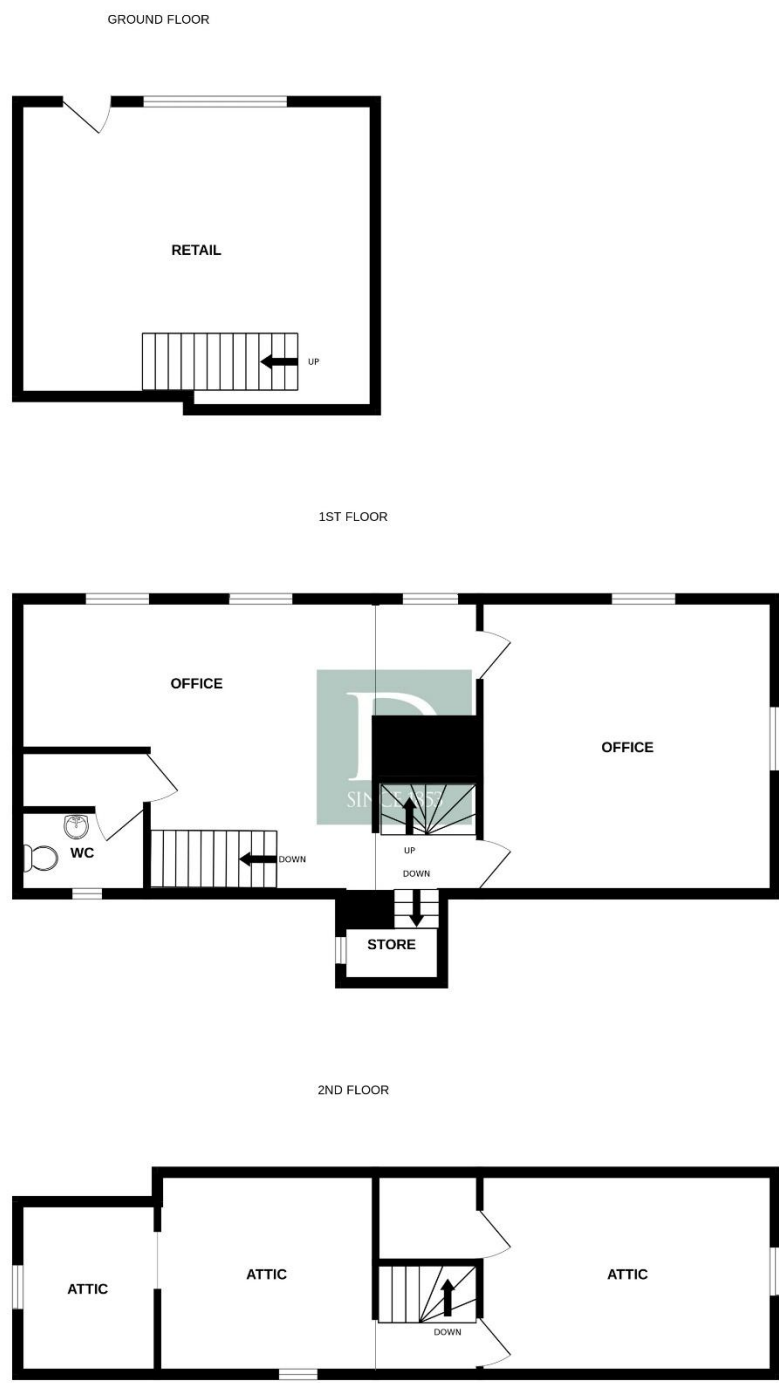
Telephone: 01379 851038

Email: commercial@durrants.com

Location Maps



Floorplan



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

Durrants and their clients give notice that:

- 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.