

**42A MERE STREET**  
DISS NORFOLK IP22 4AG

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**To Let:** Retail / Office Premises

**DURRANTS**  
SINCE 1853

## 42A MERE STREET

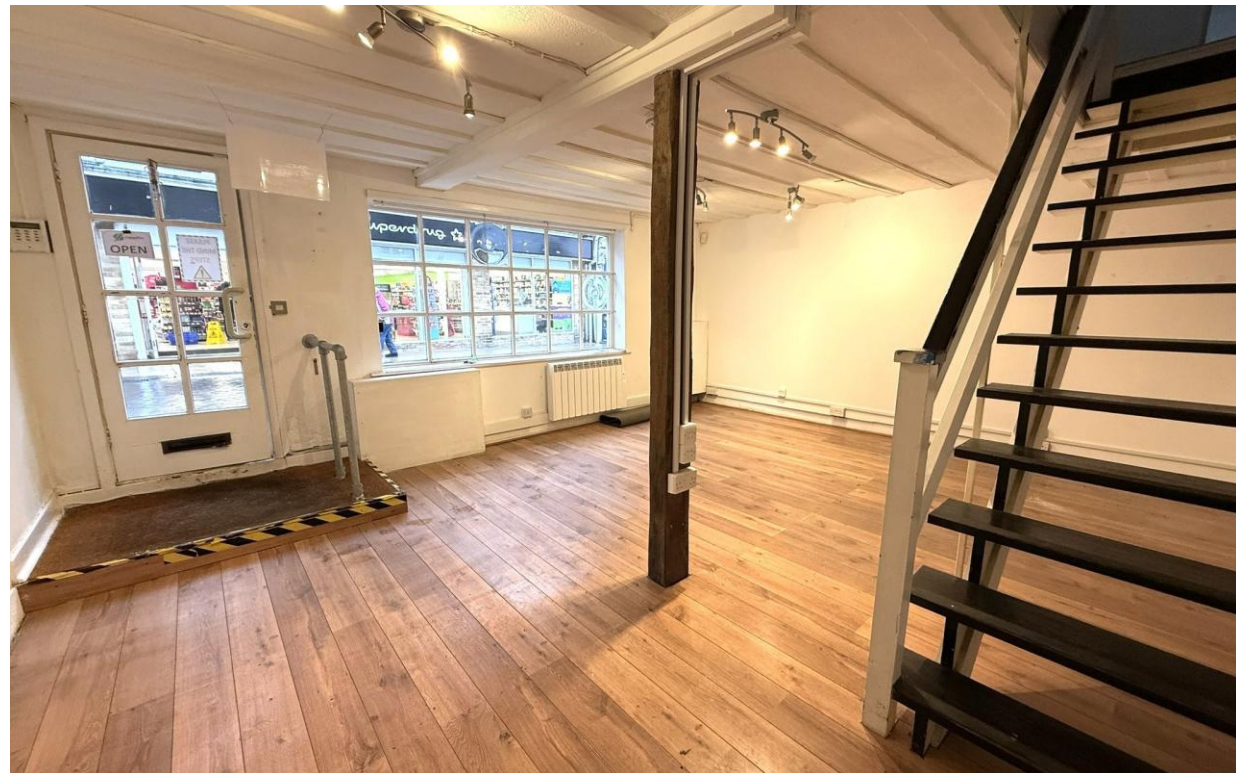
DISS NORFOLK IP22 4AG

**To Let:** Retail / Office Premises

Guide Rent From: £8,100 per annum

### Key Features

- Grade II listed building
- Retail premises / office
- Prime location on Mere Street
- 120sq.m (1289sq.ft)
- Substantial first floor accommodation
- Attics for storage
- Rateable Value of £8,000 from 1st April 2026
- Available now



## 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.



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



## ACCOMMODATION

	sq m	sq ft
Ground Floor	23	248
First Floor	56	601
Second Floor	41	440
Total	120	1289

## 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)



## LEASE TERMS

The property is available on an internally repairing lease for a minimum initial term of 3 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.

## VAT

VAT is not applicable but the Landlord reserves the right to charge VAT in the future if the property becomes elected.

## ENERGY PERFORMANCE

To be confirmed.

## RATEABLE VALUE

The property will have a Rateable Value of £8,000 from 1st April 2026. The property therefore sits below the Small Business Rate Relief threshold for eligible occupiers.

## LOCAL AUTHORITY

South Norfolk Council.

## 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.





1ST FLOOR



2ND FLOOR



## VIEWING

Strictly by arrangement with the agents.

## CONTACT US

Telephone: **01379 851038**

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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.