



**23 ST NICHOLAS STREET**  
DISS NORFOLK IP22 4LB

---

**For Sale:** Let Investment

**DURRANTS**  
SINCE 1853

## 23 ST NICHOLAS STREET

DISS NORFOLK IP22 4LB

**For Sale:** Let Investment

**Guide Price:** £285,000

### Key Features

- Let investment
- Grade II listed building
- Excellent location on St Nicholas Street
- Variety of tenants
- Current income of £20,700 per annum
- Further potential to increase income to £25,200 per annum once fully let
- Communal facilities serving all Tenants
- 298sq.m (3,218sq.ft)



## DESCRIPTION

23 St Nicholas Street, also known as Tudor House, is a substantial Grade II Listed commercial property believed to be a merchant's house dating back to the 15th century. The property now comprises four individual letting areas with good frontage onto St Nicholas Street and Market Hill.

The accommodation is laid out over four floors, with two basement areas, ground floor retail and first/second floor ancillary/storage.

The property retains character and charm with original features throughout.

## LOCATION

Diss is a popular 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.



## ACCOMMODATION

	sq m	sq ft
Unit A	154.72	1663.24
Unit D	25.81	277.46
Unit B,C,E	43.64	469.13
Unit F	42.28	454.51
Communal	32.47	349.05
Total	298.92	3213.38

## SERVICES

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

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



## TENANCY INFORMATION

The property is currently let to three individual tenants with the basement retail space currently vacant. The rent achieved is £20,700 per annum and once fully let the property could produce £25,200 per annum (assuming the basement is let at the asking rent).

Leases are standard RICS Retail Small Business Leases and are on internal repairing terms.

A detailed tenancy schedule and full copies of the leases are available on request.

## VAT

VAT is not applicable.

## LAND REGISTRY

The property is registered freehold under Land Registry title NK437373.



## LEGAL COSTS

Each party to be responsible for their own professional costs.

## ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of E(124). A full copy of the EPC is available on request.

## LOCAL AUTHORITY

South Norfolk Council

## RATEABLE VALUE

The property has the following Rateable Values:

Unit A - £11,000

Unit D - £4,350

Unit F - £4,200

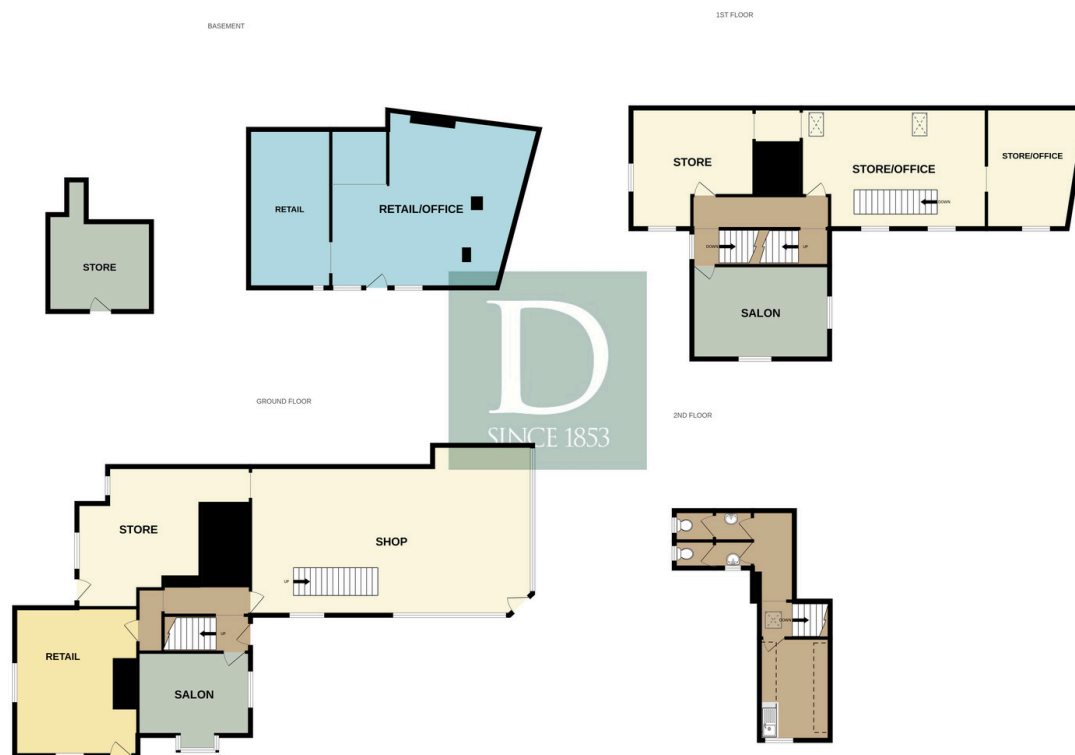
Unit B, C & E - £5,900

## DIRECTIONS

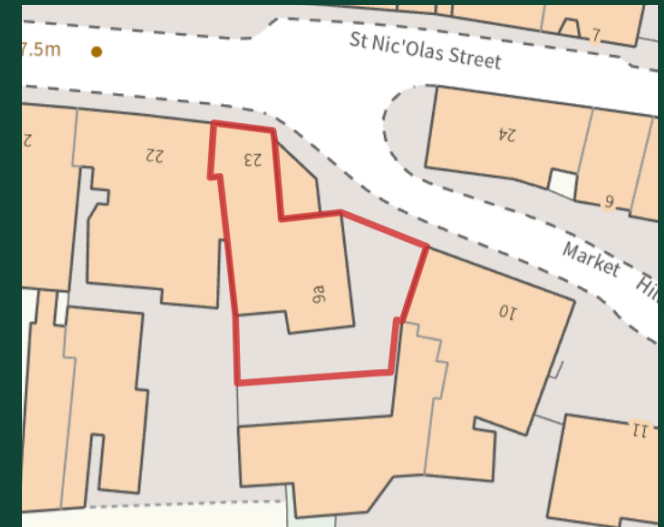
From our offices on Market Hill, proceed up the hill where the property will be found on the left hand side, just before Market Hill merges into St Nicholas Street.

What 3 Words: [///overlooks.inflame.lizards](http://overlooks.inflame.lizards)





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.  
 Made with Metropix ©2026



## VIEWING

Strictly by arrangement with the agents.

## CONTACT US

Telephone: **01379 851038**

Email: **commercial@durrants.com**



**DURRANTS**  
 SINCE 1853

BECCLES | DISS | HALESWORTH | HARLESTON | SOUTHWOLD

### 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.