



23 ST NICHOLAS STREET
DISS NORFOLK IP22 4LB

For Sale: Let Investment

DURRANTS
SINCE 1853

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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 £25,200 per annum
- Further potential to increase income subject to new lettings or rent reviews
- 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 four individual tenants. The rent achieved is £25,200 per annum.

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

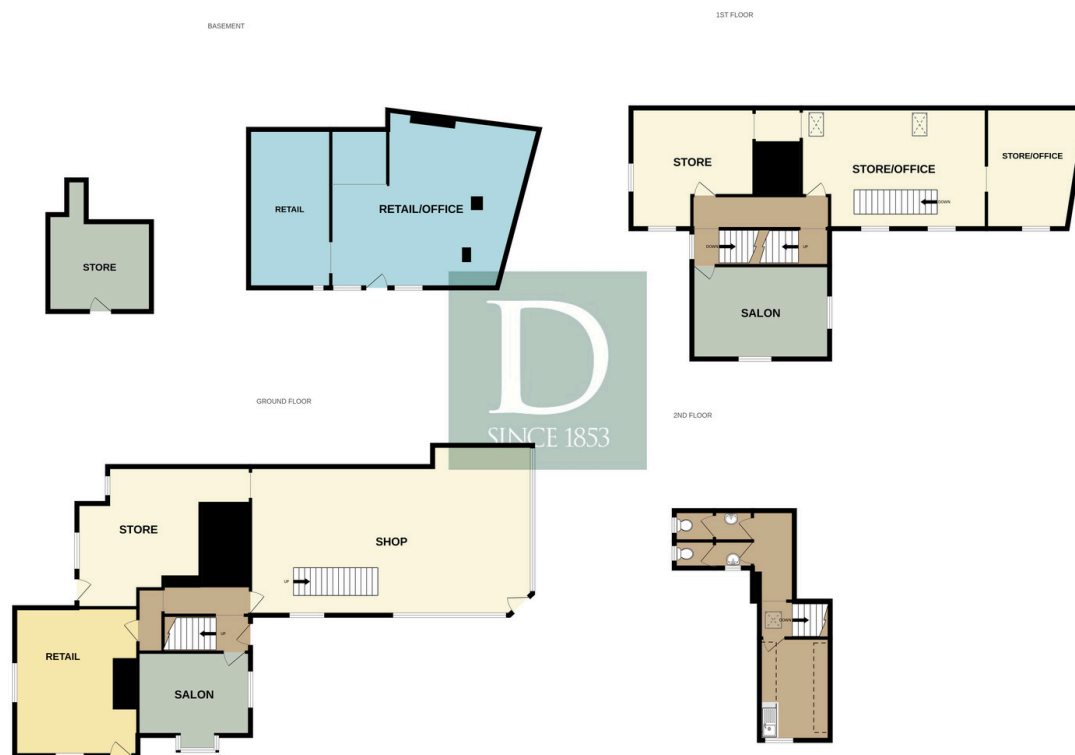
Unit B, C & E - £5,900

DIRECTIONS

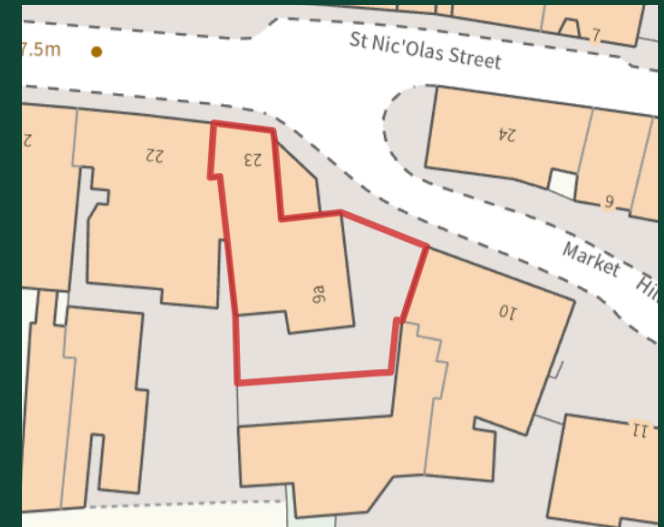
From our offices on Market Hill, proceed up the hill where the property will be found on the left hand side, just before Market Hill merges into St Nicholas Street.

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.
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VIEWING

Strictly by arrangement with the agents.

CONTACT US

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