

UNIT D, 23 ST NICHOLAS STREET

DISS NORFOLK IP22 4LB

To Let: Retail Premises / Office

DURRANTS
SINCE 1853

UNIT D, 23 ST NICHOLAS STREET

DISS NORFOLK IP22 4LB

To Let: Retail Premises / Office

Guide Rent: £475 Per Calendar Month

Key Features

- Small unique space
- Potential for a variety of uses
- Grade II Listed building
- Prominent position at the top of Market Hill
- Single open plan room
- Access to small kitchenette and toilets
- 25.81 sq.m (277.46.ft)
- New small business lease available
- Available 1st November 2026





DESCRIPTION

This small ground floor retail unit is tucked away in Diss Town Centre and provides a unique retail or office space.

Steps lead up to the front door of the property, where you will find a single open plan space. The room has high ceilings and windows to front and side aspects.

Although not located within the demise of the property, the Tenants will have access to a communal kitchen and wc facilities located within the main building at 23 St Nicholas Street. These facilities are shared with 3 other Tenants.

ACCOMMODATION

	sq m	sq ft
Shop	25.81	277.46

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.

The property is located on St Nicholas Street with nearby occupiers including Albrights, Whittley Parish, Diss Corn Hall, Durrants, DesignerMakers, Diss Town Council and The Tudor Bakehouse.

SERVICES

We understand the property is connected to mains electricity. All utility charges will be the responsibility of the Tenant.

VAT

VAT is not applicable.

PLANNING

We assume that the unit has planning consent for Class E (retail) use by virtue of its previous uses. The property is within the Diss Heritage Triangle and also part of a conservation area.

LEASE TERMS

The property is available on a RICS Small Business Retail Lease for a minimum initial term of 3 years. A deposit will be held by the Landlord equivalent to three months rent. The Tenant will be required to contribute towards the buildings insurance at a cost of £25 per month.

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 a Rateable Value of £4,350 from April 2026. The property therefore sits below the Small Business Rate Relief threshold for eligible occupiers.

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









TOTAL FLOOR AREA : 278 sq.ft. (25.8 sq.m.) approx.

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

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.

VIEWING

Strictly by arrangement with the agents.

CONTACT US

Telephone: **01379 851038**
Email: **commercial@durrants.com**

RICS Regulated by RICS

DURRANTS
SINCE 1853

BECCLES | DISS | HALESWORTH | HARLESTON | SOUTHWOLD