



51-52 MERE STREET
DISS NORFOLK IP22 4AG

For Sale: Let Commercial Investment

DURRANTS
SINCE 1853

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For Sale: Let Commercial Investment

Guide Price: £250,000+VAT

Key Features

- Town centre investment
- Prime location on Mere Street
- Large rear car park
- Let to JG Foods Ltd t/a Grape Tree
- Producing £20,000+VAT per annum
- Tenant in occupation since 2014
- Plot of 0.09 acres
- Grade II Listed Building



DESCRIPTION

This Grade II Listed property forms part of a prominent high street parade. The property sits within the main trading thoroughfare of the town and is let to a well established tenant.

On the ground floor is an open sales area which has excellent glazed frontage onto Mere Street. To the rear of the shop is a useful storage with access to the rear yard. An external staircase then provides access to the first floor, which has a large wc and three further rooms which could be used as offices, storage or staff rooms. The first floor space could be suitable for residential conversion, subject to planning.

In all, the property extends to approximately 123sq.m (1319sq.ft).

To the rear of the building is an extensive car parking and loading area, which is accessed via the Market Place/Mere Street. The total site area extends to 0.09 of an acre.

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 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 Retail	76	818
First Floor Ancillary	47	501
Total	123	1319

LEASE TERMS

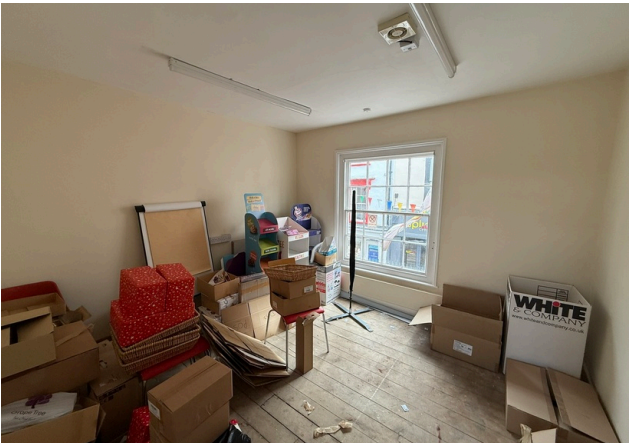
The property is whole let to JG Foods Limited t/a Grape Tree, for a term of 10 years commencing 5th December 2024 to and including 4th December 2034. There is a break clause on 4th December 2029, with rent reviews at 5th December 2029 and 4th December 2034. The lease is on the basis of full repairing and insuring obligations. The lease is outside the Landlord and Tenant Act 1954.

SERVICES

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

ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of C(56). A full copy of the EPC is available on request.



VAT

The property is elected for VAT and is therefore charged on the purchase price and rent.

LOCAL AUTHORITY

South Norfolk Council.

RATEABLE VALUE

The property has a Rateable Value of £20,250 from April 2026.

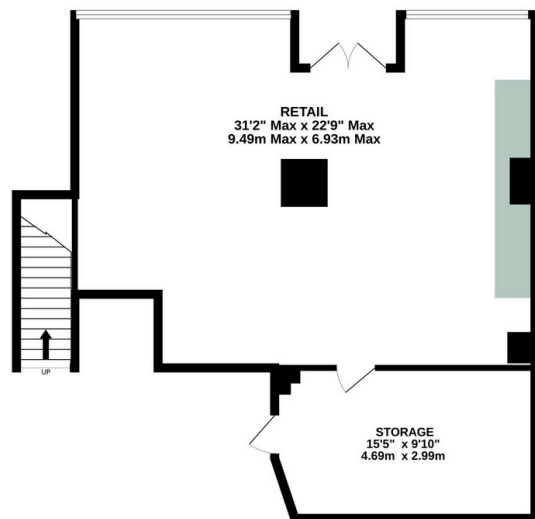
DIRECTIONS

From the agents Diss office proceed towards the Market Place and continue onto Mere Street, where the property will be found on the right hand side.

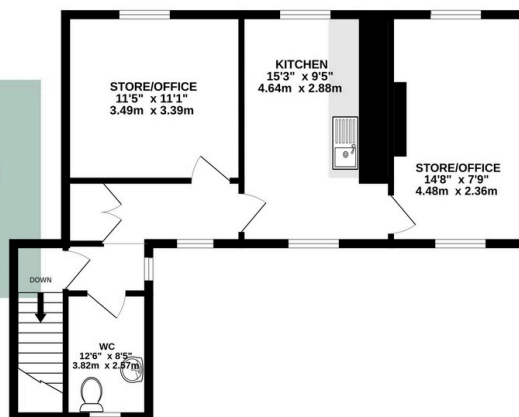
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GROUND FLOOR



1ST FLOOR



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

Telephone: **01379 851038**

Email: **commercial@durrants.com**



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SINCE 1853

BECCLES | DISS | HALESWORTH | HARLESTON | SOUTHWOLD

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