

UNIT 2, 22-24 MERE STREET

DISS NORFOLK IP22 4AD

To Let: Retail Premises

DURRANTS
SINCE 1853

UNIT 2, 22-24 MERE STREET

DISS NORFOLK IP22 4AD

To Let: Retail Premises

Guide Rent: £40,000 per annum

Key Features

- Prime location
- Substantial retail unit
- Open plan and adaptable layout
- Glazed frontage of circa 14m onto Mere Street
- Class E retail use
- Rear service yard
- Sales area of 326sq.m (3,504sq.ft)
- First floor ancillary and storage available of 123sq.m (1,324sq.ft)





DESCRIPTION

Unit 2 comprises substantial high street shop, formerly occupied by M&Co amongst others.

The property benefits from a large open plan sales area extending to 326sq.m. The space could easily be subdivided or adapted for a number of uses other than retail.

The frontage provides circa 14m of glazed display windows onto Mere Street, either side of double entrance doors.

The rear staircase leads a rear service yard and also a first-floor storage/ancillary area which is available via separate negotiation.

LOCATION

Diss is a thriving 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.

Mere Street is the main pedestrianized shopping street within Diss, benefitting from attractive period architecture and the proximity to the Mere. There are car parks nearby making it an ideal setting for a wide range of business ventures.

Nearby occupiers include B&M, Greggs, Break, Digital Phone Company, Costa Coffee, Diss Publishing Company and Superdrug.

ACCOMMODATION

	sq m	sq ft
GF Sales	326	3,504
FF Storage/ancillary	123	1,324
Total	449	4,799

SERVICES

We understand mains water, gas and three-phase electricity are connected to the property. We further understand the property also benefits from a fire alarm system.

LEASE TERMS

The property is available on a new internally repairing lease for a minimum initial term of 5 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. The lease will be subject to a service charge in relation to structural repairs and insurance.

LEGAL COSTS

Each party to be responsible for their own legal costs. An undertaking may be required at the outset in the event the Tenant withdraws from the process after Solicitors have been instructed.







VAT

VAT is not applicable.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of D(100). A full copy of the EPC is available on request.

LOCAL AUTHORITY

South Norfolk Council.

RATEABLE VALUE

The property has a Rateable Value of £44,750 from April 2026. The property therefore sits below the Small Business Rate Relief threshold for eligible occupiers.

DIRECTIONS

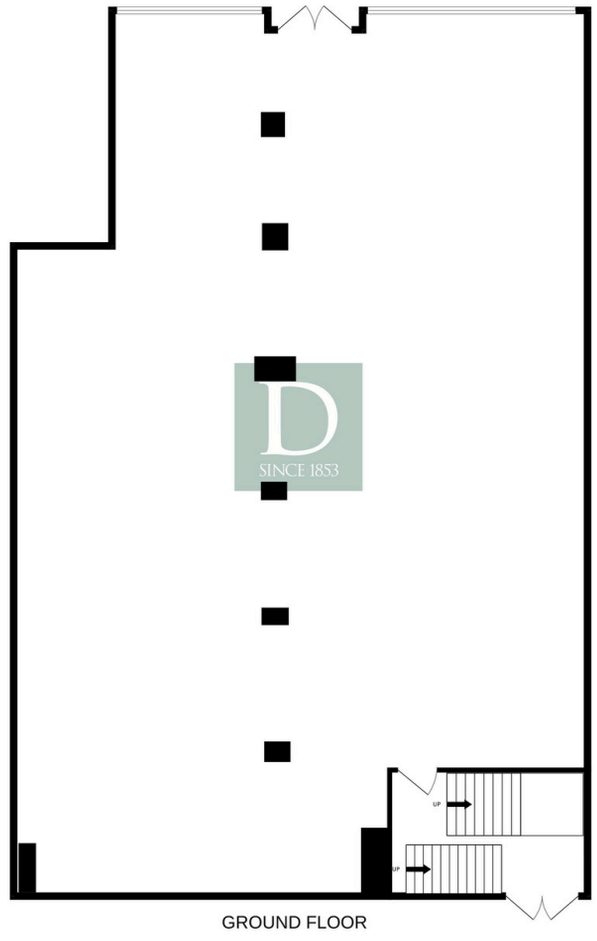
From our office on Market Hill, proceed down the hill towards the Market Place and continue onto Mere Street. Follow the road further whether the property will be found on the left-hand side opposite the 'Meres Mouth'.

What 3 Words: ///evolves.adapt.jazzy









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