

FORMER DEPARTMENT STORE TO LET/FOR SALE
8 MARKET PLACE
DISS, IP22 4AB

FRANCIS
DARRAH
Chartered Surveyors



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LOCATION

Diss is an attractive and historic market town with a resident population of 7,572 (2011 census) and is located approximately 24 miles south of Norwich on the A140 trunk road which links to Ipswich A140 to the south.

The property is prominently situated in the town’s market place adjacent to the **Post Office** and **Boots**. Other retailers nearby include **Holland & Barrett**, **Halifax**, **Superdrug**, **Specsavers** and **Poundland**.

ACCOMMODATION

We have been unable to fully inspect and measure the property at the current time but have been informed that the premises comprise the following approximate areas:-

Ground Floor:	3,345 sq ft	310.7 sq m
Mezzanine :	1,960 sq ft	182.0 sq m
First Floor:	2,571 sq ft	238.8 sq m
Second Floor:	385 sq ft	35.7 sq m
Basement:	281 sq ft	26.1 sq m
Rear Warehouse	<u>984 sq ft</u>	<u>91.4 sq m</u>
	<u>9,526 sq ft</u>	<u>884.9 sq m</u>

TERMS

The property is available on both a freehold and leasehold basis, in part or as a whole.

New leases will be granted upon full repairing and insuring terms via a service charge as necessary for a term of years to be agreed incorporating periodic upward only rent reviews.

Terms upon request.

Offers are invited for the freehold interest with full vacant possession.

PLANNING

The property has an established Class A1 (Retail) use but is considered suitable for a range of other commercial and residential uses, subject to planning. Interested parties should make their own investigations of South Suffolk Council on 01508 533701.



RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £32,750 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through joint sole joint agents:

Francis Darrah Chartered Surveyors

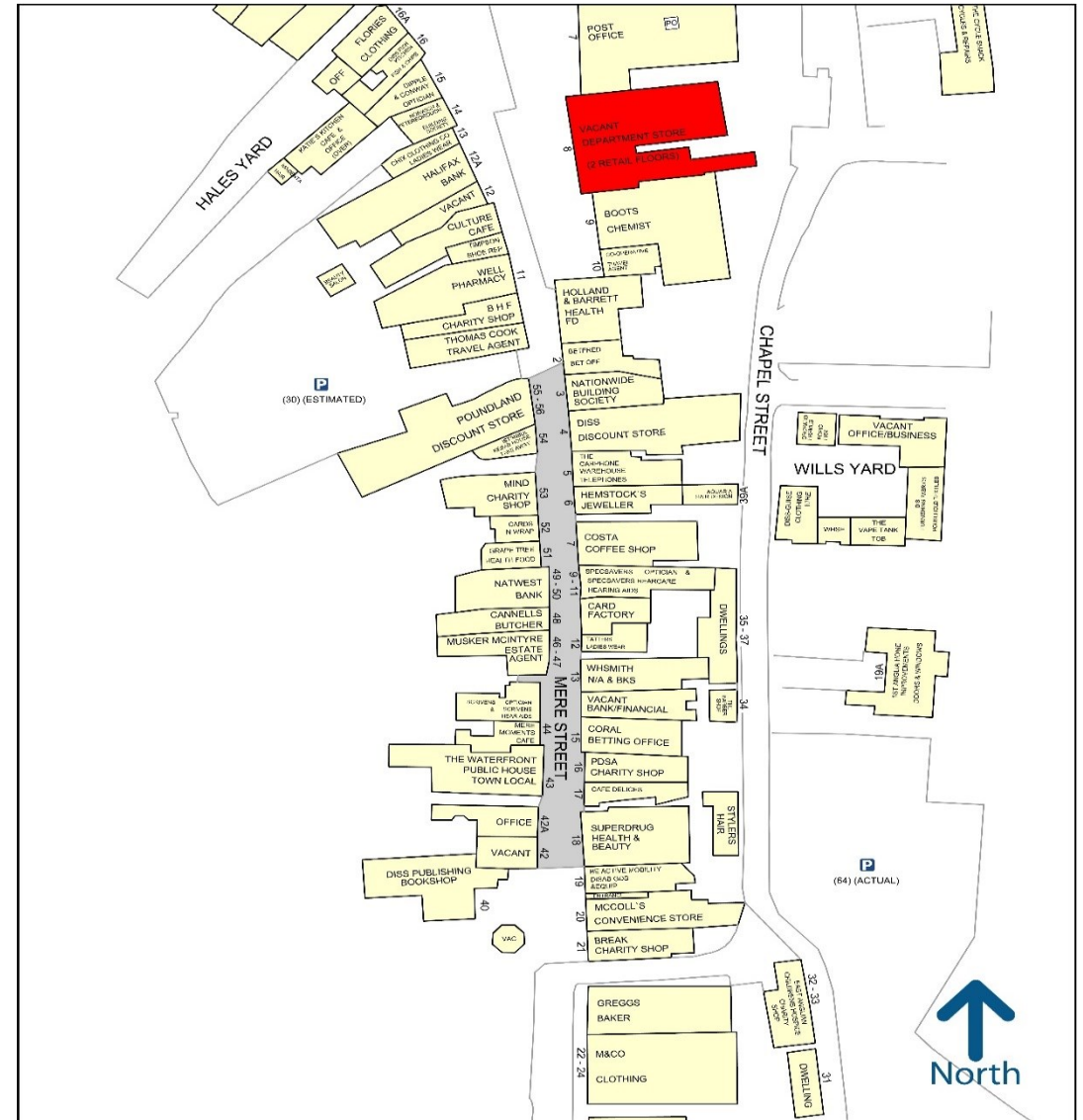
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Whybrow

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SUBJECT TO CONTRACT

November 2023



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