

**PROMINENT SHOP
FREEHOLD FOR SALE**
WITH VACANT POSSESSION
(NO VAT)

**THE OLD CINEMA, VICTORIA ROAD,
DISS, IP22 4JN**

LOCATION

Diss is an attractive and historic market town in South Norfolk, 20 miles south of Norwich and 25 miles north of Ipswich on the A140 trunk road.

The property is prominently located on Victoria Road and adjacent to **Diss Car Parts and Accessories** and nearby **Complete Flooring Diss, Morrisons, Tesco, B&M and NBR Mobility**.

ACCOMMODATION

The property provides accommodation with the following approximate areas:

Ground Floor

Sales	3,552 sq ft	330 sq m
Storage	262.6 sq ft	24.4 sq m

First Floor

Storage/Office	1,632 sq ft	151.6 sq m
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There is a goods lift linking ground and first floors.
Rear yard – 6 car spaces.

TENURE

The property is offered for sale, freehold with vacant possession seeking offers in the region of **£450,000**.

VAT

The property is not elected for VAT. The sale will not be subject to VAT.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £40,000 with effect from 1 April 2026. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. Further 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 sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
Tel: 01603 666630
Mob: 07774 781 381
Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

June 2026

Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

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RETAIL

