

To Let: Retail/Office Premises

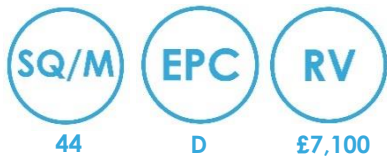
Durrants

Commercial



2 Roydon Road, Diss, Norfolk, IP22 4LN
Guide Rent: £6,600.00 per annum





LOCATION

Diss is a thriving market town situated along the Norfolk/Suffolk border, which offers a wide range of services and amenities. The town has a population of 8,000 but serves a much wider catchment population and benefits from a main line railway connection to Norwich, Ipswich and London.

The ground floor shop occupies a prominent position on the junction of St Nicholas Street/Roydon Road/Shelfanger Road.



DESCRIPTION

The property comprises ground floor extending in all to about 43.6 sqm offering dual frontage onto both Shelfanger Road and Roydon Road.

Corner double doors open into the main retail area. There is a separate office partitioned off the main area. Store cupboard and WC accessed off main retail area.

The property has been used for a number of retail purposes over the years, last use being an estate agents and we presume Class E use class would be applicable.



ACCOMMODATION

Net Internal Area

	Sq. m	Sq. ft.
Ground floor Retail/Office Area	30.15	324.5
Separate WC/cupboard	2.65	28.5
Partitioned retail/office area	12.1	130
Total	44.9	483



SERVICES

Mains water, electricity and drainage connected.

Gas central heating is shared with upstairs unit and background heating during office hours is included in the rental amount.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



LEASE TERMS

- Term: 3 years
- Commencing Rent: £6,600 per annum.
- Deposit: Three month's rent to be held by the landlord throughout the term.
- Repairs: Internally repairing and insuring lease.
- Insurance: Landlord insures and tenant repays premium.
- Outgoings: Tenant to be responsible for all outgoings including business rates, service charges and utility charges.
- Landlord & Tenant Act: Outside the act.
- Legal Costs: Tenant to pay a contribution of £495 Plus VAT towards the landlords costs of preparing the lease.
- VAT: VAT is not applicable to the annual rent.



LOCAL AUTHORITY

South Norfolk Council, Broadland Business Park, Peachman Way, Norwich, NR7 0WF. 01508 533633.



DIRECTIONS

From our Diss office turn left and head up St Nicholas Street. At the top of St Nicholas Street on reaching the junction to Shelfanger Road turn right and the property will be found across the road immediately on the left hand side.



VIEWING

Strictly by arrangement with the agents Commercial Office. Online viewing is available on request – please request the link.



CONTACT US

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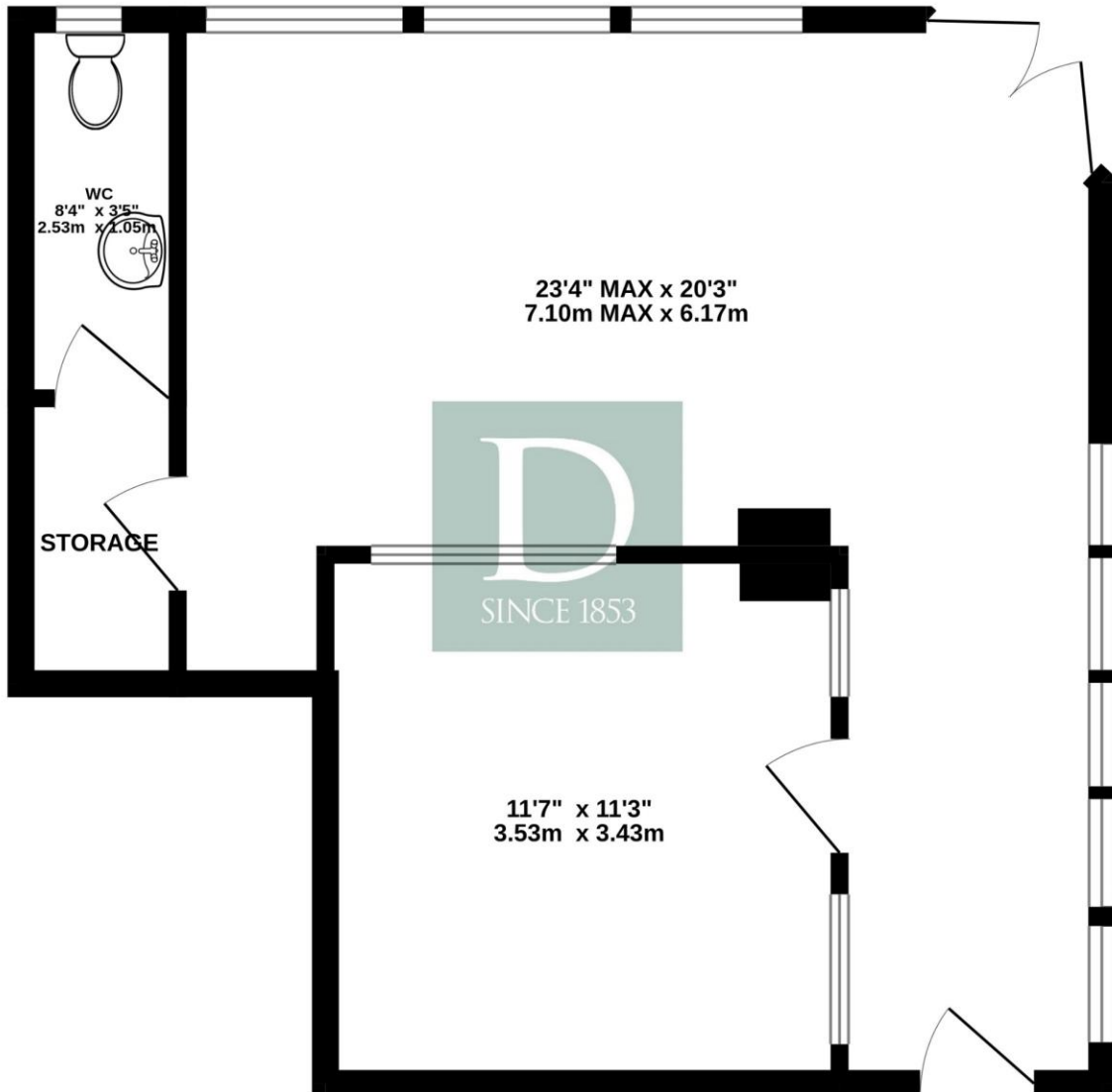
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RICS

Floor plan

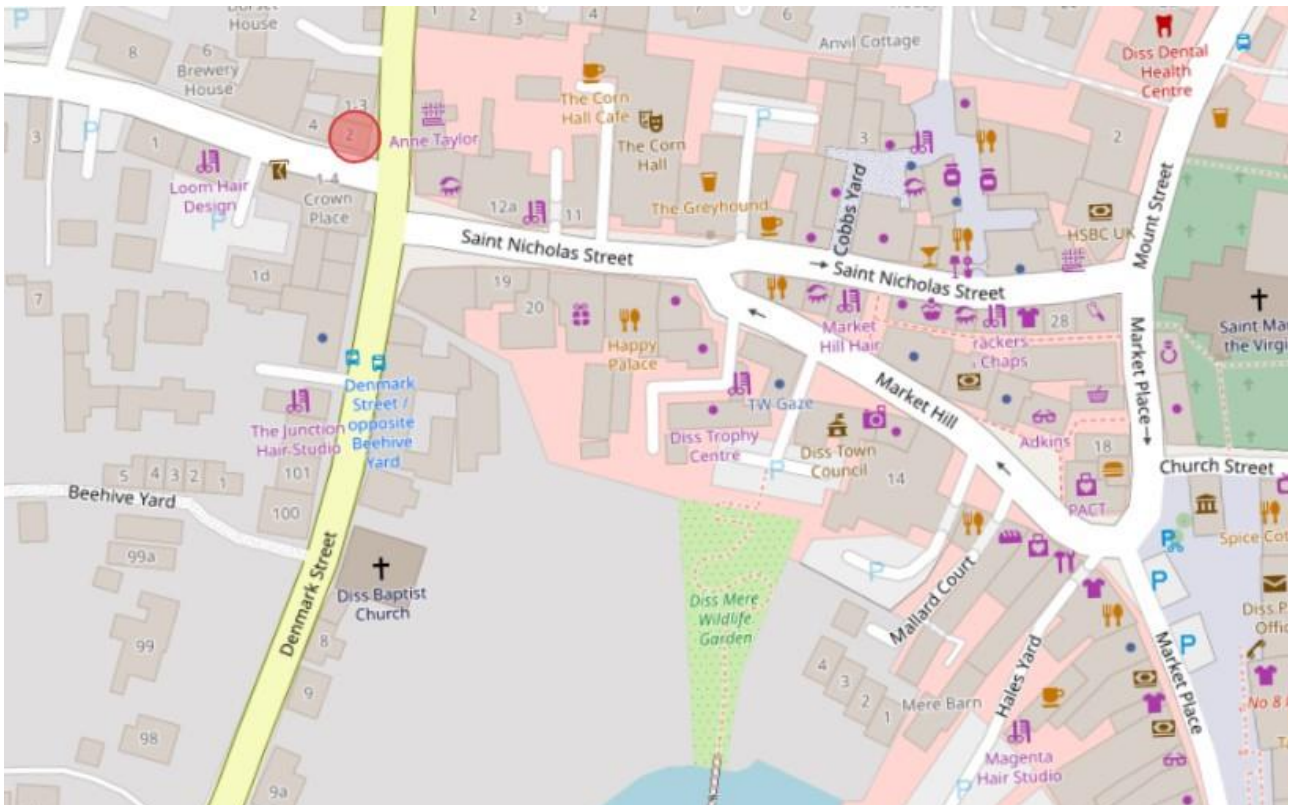
GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 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.
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Location Plan



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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