

For Sale: Freehold Investment

DURRANTS
SINCE 1853



53/53a, Mere Street, Diss, Norfolk IP22 4AG

Guide Price: £475,000





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 including Costa Coffee, Ladbrookes, Holland & Barrett, Boots, Card Factory, Nationwide and Specsavers.



DESCRIPTION

This Grade II Listed property forms part of a prominent high street parade comprising two ground floor retail units with a self-contained first floor two-bedroom flat.

The larger retail unit has an open sales area, rear store, cloakroom and large detached rear store. The smaller unit has a good sales area, smaller store and cloakroom facilities. The flat benefits from two double bedrooms, sitting room, kitchen and shower room. In all, the property extends to approximately 248sq.m (2,668sq.ft).

To the rear of the building is an extensive car parking and loading area. The total site area extends to 0.12 of an acre.



ACCOMMODATION

Net Internal Area

	Sq. m	Sq. ft
53 Mere Street	61.43	660.37
53a Mere Street	104.50	1,123.37
Flat	82.32	884.94
Total	248.25	2,668.68



TENANCIES

Address	Occupier	Rent Per Annum	Lease Start	Lease Expiry	Rent Review & Break Clauses
53 Mere Street	Andrew O'toole	£12,000 (paid quarterly)	28.02.2025	27.02.2035	28.02.2028 & 28.02.2031
53A Mere Street	Mind	£18,000 (paid quarterly)	22.01.2016	21.01.2026	Rent review only 22.01.2021
Flat	Private Tenant	£9,900 (paid monthly)	12.06.2025	11.12.2025	-
Total		£39,900			

A full summary and copies of the leases and tenancy agreement are available on request.



PRICE

The freehold is available at £475,000. No VAT.



ENERGY PERFORMANCE

The property has the following EPC Ratings:-

53 – C(58) expires 30th November 2035
53a – C(63) expires 30th November 2035
Flat – D(63) expires 19th September 2029



SERVICES

The property benefits from mains electricity, mains water and mains drainage. Mains gas is connected to the flat. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



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.



LOCAL AUTHORITY

South Norfolk Council.



VIEWING

Strictly by arrangement with the agents.



CONTACT US

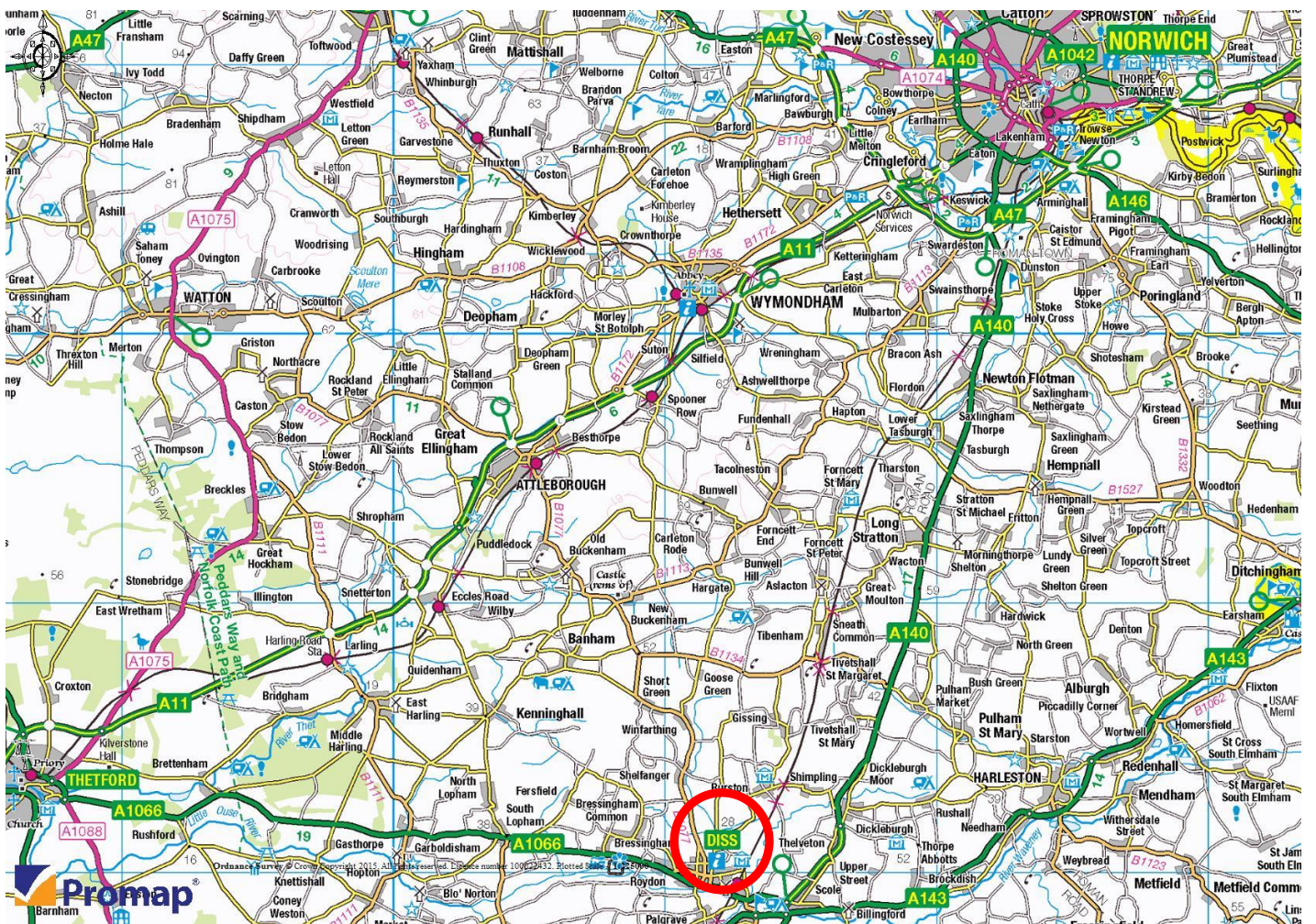
Telephone: 01379 851038

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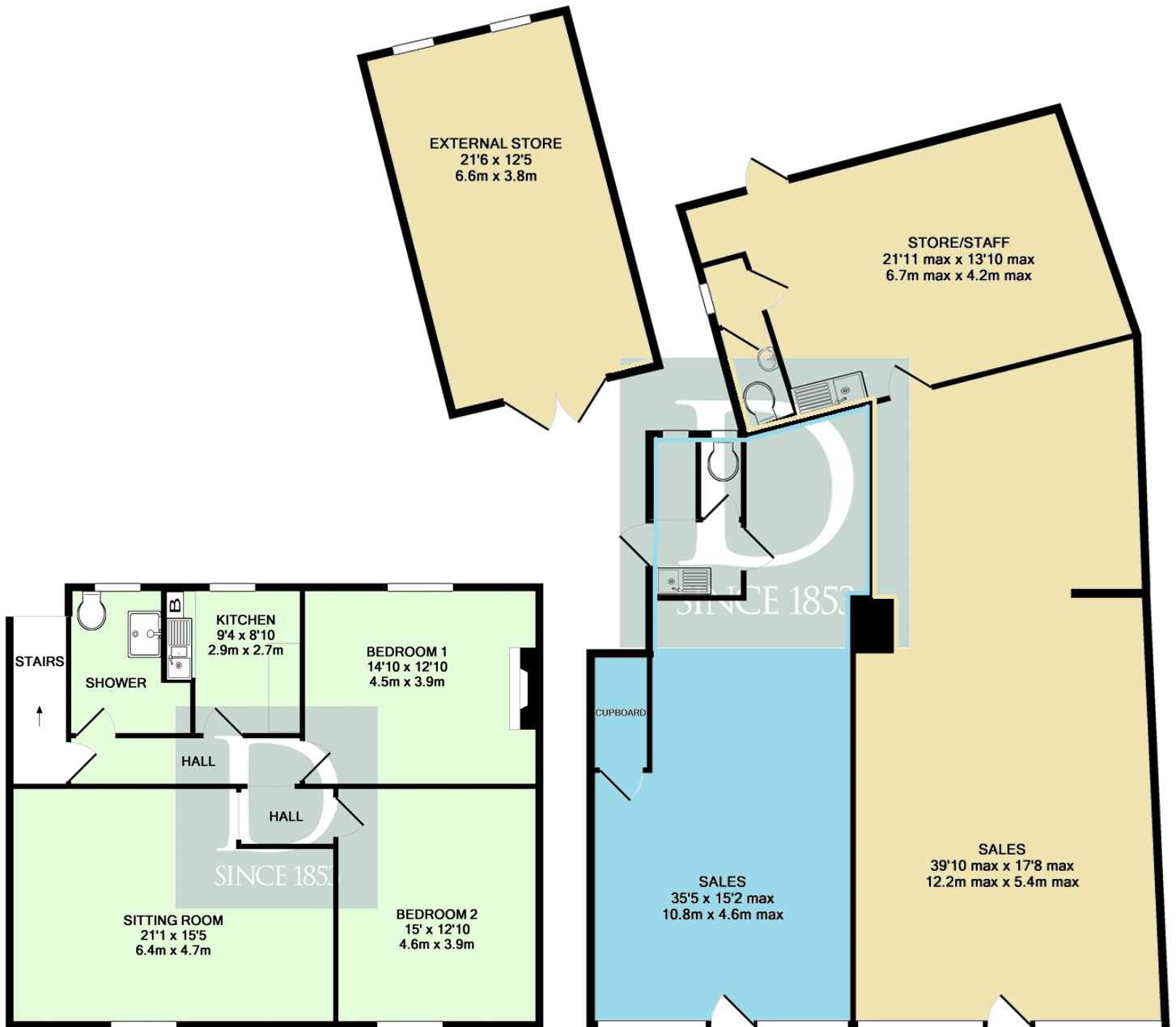
Site Plan



Location Plan



Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT NOTICE

Durrants and their clients give notice that:

- 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.
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