



Retail Unit  
9 Market Hill  
Diss  
IP22 4JZ

Rent £7500 pa



# To Let Retail unit in Heritage Triangle of town. A two storey Grade II Listed building in a prominent location close to the town centre. 53.4sqm / 575sqft NIA. £7,500 pa.

Location Diss is a thriving market town in south Norfolk. It has a population of approximately 7,500 people and a catchment of some 50,000. It has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. The property is located on Market Hill in the Heritage Triangle area of Diss which has recently undergone a significant transformation. It is only a short walk from the town centre and close to Barclays Bank, Lloyds TSB Bank and various independent retailers.

Description A two storey retail unit with good display windows to Market Hill. The property was last used as a charity shop and prior to that a hair salon. Tiled floors, plastered and painted walls, and spotlights. Stairs at the back of the shop rise to two further rooms at first floor, one of which is on the landing, as well as a staff kitchen and wc. There is also an attic used for storage (not measured).  
Floor areas Shop width 4.6m 15'1" Shop depth 8.8m 28'10"  
GF retail area 27.4sqm 295sqft First floor 26.0sqm 280sqft  
Rent £7,500 pa.

VAT To be confirmed.

Lease The premises are available on a new lease on terms to be agreed.

Repair and insurance Full Repairing and Insuring (FRI) terms. Services Mains water, electricity and foul drainage are connected.

Outgoings The Lessee will be responsible for all outgoings including Business Rates.

Business Rates Rateable Value (RV): £5.000 (Attracts Full relief so no rates payable)

Energy Performance Certificate Not required as the premises are Grade II Listed.

Local Authority South Norfolk Council.

Costs Each party will be responsible for their own costs.  
Viewing Strictly by arrangement with the sole letting agents: TW Gaze, 10 Market Hill, Diss, Norfolk IP22 4WJ  
Contact: M B Sarson MRICS Telephone: 01379 641341  
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Leasehold Ref: 1/11310/MS

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