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 Whybrow

Former Department Store – To let



8 Market Place, Diss, Norfolk, IP22 4AB

Asking Rent: On Application

8,261 Sq. Ft (765 Sq. M)

- Prime Retail Location
- 3,345 Sq. Ft Ground Floor Sales
- Ancillary Mezzanine & First Floor Sales/Storage
- Rear Warehouse & Secure Parking
- Suit Various Uses, STP
- Available as a Whole or Separate

Location

Diss, with its famous Mere, is an attractive and historic market town with a resident population of circa 10,000 and is located approximately 23 miles south of Norwich on the A140 trunk road which links to Ipswich(A140) to the south.

The property is prominently situated in a pedestrianised shopping area in the heart of the town centre, neighbouring occupiers including the Post Office, Boots, Superdrug and the Halifax.



Description

The property comprises an attractive, double fronted shop beneath a pitched slate covered roof offering extensive ground floor, mezzanine and first floor open plan sales areas.

The accommodation benefits from carpeting, fluorescent lighting, storage and male and female WC facilities with a highly decorated barrel-vaulted internal roof feature.

To the rear, there is a small yard accessed via Chapel Street providing parking for approximately 5 vehicles and a substantial

detached brick warehouse beneath a pitched roof and basement storage.

Asking 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. Offers are invited on the freehold interest with full vacant possession.

Rent/ Price

Terms upon request.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The property has an established Class E (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 01502523100.

Business Rates

Interested parties are advised to make their own investigations of the local authorities.

Energy Performance Certificate

The property does not currently have an EPC certificate and is due to be assessed.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor Sales	3,345 sq. ft
Mezzanine Sales	1,960 sq. ft
First Floor Sales / Storage	2,571 sq. ft
Second Floor	385 sq. ft
Total	8,261 sq. ft (765 sq.m)
Basement Store	281 sq. ft
Rear Workshop	984 sq. ft

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Site Plan

