

## TO LET Retail Unit

Unit B1 Victoria Road  
Diss IP22 4GA

### Key information

- ❑ 2,171 sq ft (201.7 sq m)
- ❑ Prominent retail unit
- ❑ Generous customer shared parking
- ❑ Next to a new Pure Gym
- ❑ Nearby occupiers include Pure Gym, Shell Petrol Filling Station, Co-Op convenience store, Poundstretcher, Screwfix, Morrisons and Tesco

### Contact Joint Agents Rapleys

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### Edgerley Simpson Howe

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## Location

The property is located on the busy Victoria Road (A1066), a main arterial route into the town and approximately 1.3 miles south of Diss town centre. The property occupies a prominent corner position in a mixed commercial and residential area adjoining a new Pure Gym and adjacent to a Shell petrol filling station, Co-operative convenience store, Poundstretcher, Toolstation, Screwfix and Howdens.

Diss is a popular market town approximately 24 miles south of Norwich, 25 miles north of Ipswich and 23 miles north east of Bury St Edmunds on the A120 road which links to Ipswich to the south.

## Description

The property comprises an open plan retail unit next to a new Pure Gym.

The unit will be provided to shell specification ready for occupiers fit out.

## Energy Performance

Energy Performance Asset Rating – TBC

## Tenure

Leasehold

## Terms

The property is available by way of a new lease for a term of years to be agreed.

Rent on application.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Rating

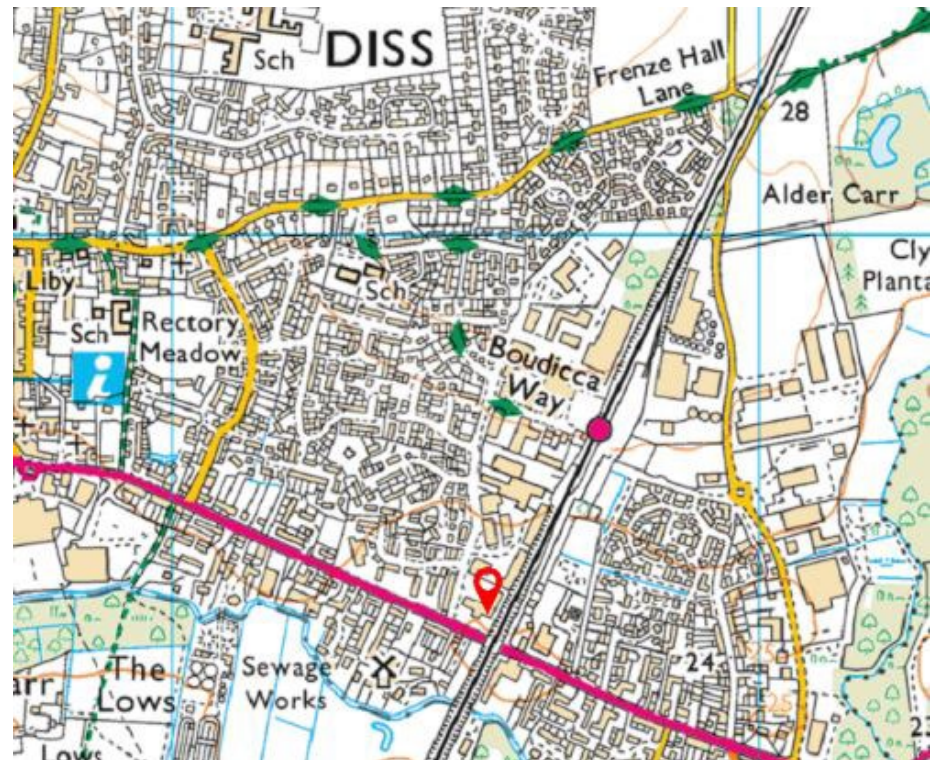
We are advised that the property needs to be reassessed once the subdivision works are completed.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

## Viewing

Strictly by appointment through joint agents, **Rapleys LLP** and **Edgerley Simpson Howe**

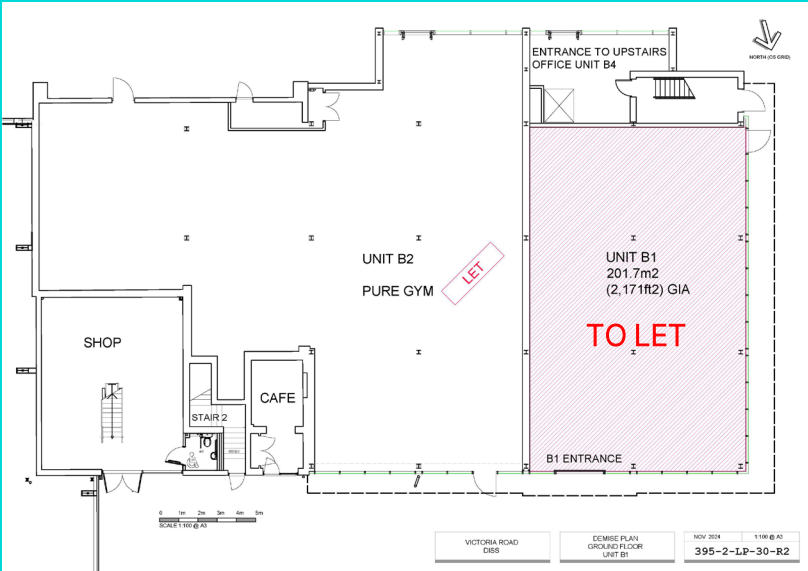


Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit B1	201.7	2,171
Unit B2	LET TO PURE GYM	
Total	201.7	2,171

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.





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  - Project Management
  - Property Management
  - Rating
  - Strategic Land
  - Town Planning
  - Valuation
  - Viability/Affordable Housing
- For further details contact:
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## Our locations

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