

TO LET RETAIL UNIT

Former Original Factory Shop
Victoria Road, Diss, IP22 4GA



Contact

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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 adjacent to a Shell petrol filling station, 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 a predominantly open plan retail unit at ground floor benefitting from glazing to Victoria Road and Vincennes Road elevations. Further open plan retail space is available at first floor level.

The Landlord will consider separate lettings of the ground and first floor.

Tenure

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

Rent on application.

Rating

We are advised that the Rateable Value for the property is £85,000 and the UBR for 2023/24 is 51.2p in the £. (The UBR is different for properties in London, Scotland and Wales. Please see the table overleaf for clarification on these).

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.

Energy Performance

Energy Performance Asset Rating – TBC

VAT

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

Viewing

Strictly by appointment with the sole agent, Rapleys LLP or our joint agent Chris Fenton of ESH

- Prominent retail unit
- Generous customer car park
- Nearby occupiers include Shell Petrol Filling Station, Poundstretcher, Screwfix, Morrisons and Tesco



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	555.56	5,978
First Floor	581.23	6,254
Total	1,136.79	12,232

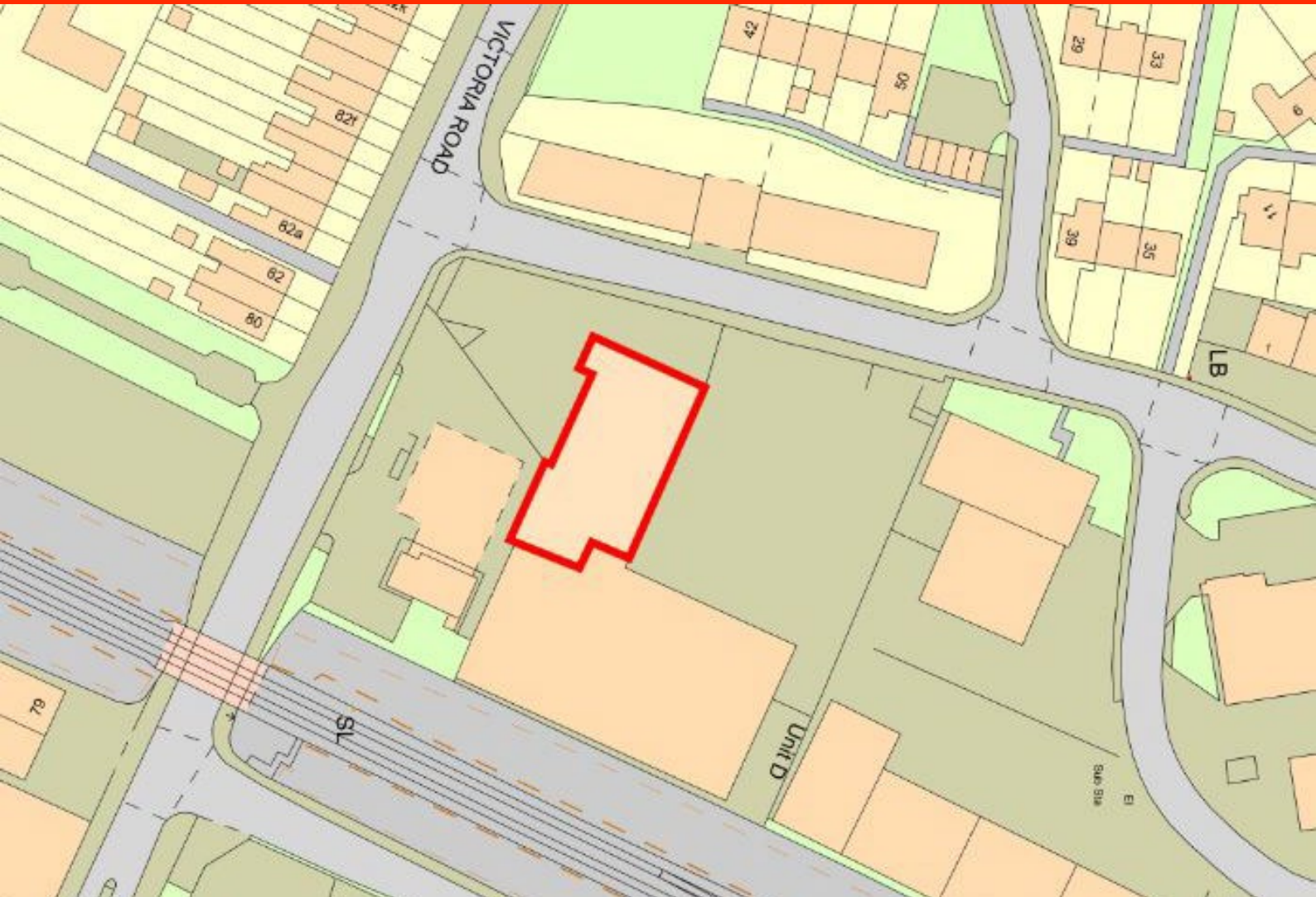
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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

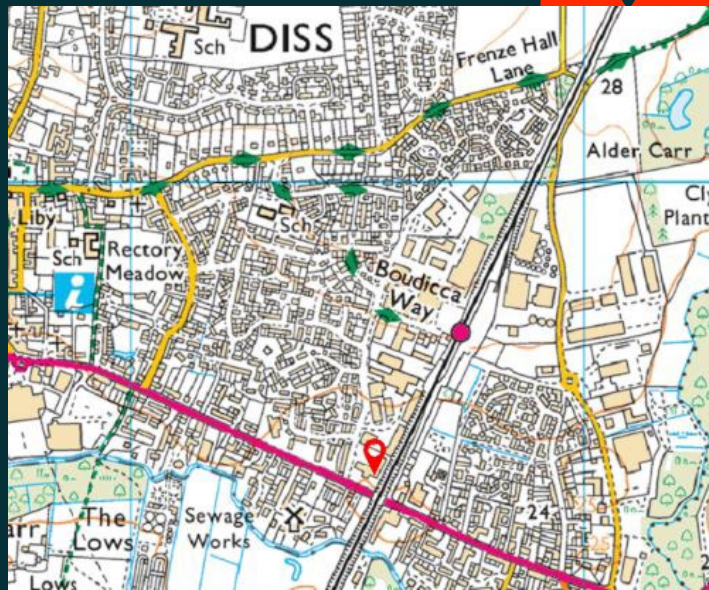


Ground Floor Storage



First Floor Storage





For further details contact:

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