

**Lot 6, 20 Mere Street, Diss,
Norfolk IP22 4AD**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Ground Floor Retail Unit Let Until 2030 (subject to option)
- Attractive and Historic Market Town
- Pedestrianised Town Centre location
- Residential Development Potential of Vacant Upper Floors (subject to consents)
- Nearby occupiers include Greggs, Superdrug, M&Co, Costa and Cardfactory

Lot

6

Auction

22nd September 2022

Rent

£20,000 per Annum Exclusive
With Vacant Possession of Self Contained Offices

Sector

High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

23 miles south of Norwich, 23 miles north of Ipswich, 19 miles north of Bury St Edmunds

Roads

A1066, A14, A12

Rail

Diss Railway Station

Air

London Stansted Airport, Norwich Airport, Cambridge Airport

Situation

Diss is an attractive and historic market town located approximately 20 miles equidistant between Ipswich and Bury St Edmunds. The property is prominently situated in the heart of the town centre on the east side of the pedestrianised Mere Street and at the junction of Chapel Street. Nearby occupiers include Greggs, Superdrug, M&Co, Costa, Cardfactory and an eclectic mix of independent retailers, restaurants and cafes.

Tenure

Freehold.

Description

The property comprises a modern ground floor retail unit with storage accommodation on part of the first floor. The remainder of the first floor and second floor comprise vacant office accommodation. The first and second floor vacant offices are accessed separately from the rear and may be suitable for residential development (subject to the necessary consents). The property benefits from a public Car Park being situated at the rear of the property.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Review /(Reversion) |
|---|-------------------|----------------------------|-----------------------------|---------------------------------|---------------------------------|--|----------------------------|
| Ground First | Retail Storage | 126.00 20.40 | (1,356) (219) | HILARY AND ALICE LIMITED (1) | 10 years from 01/10/2020 (2) | £20,000 | 01/10/2025 (01/10/2030) |
| First Second | Office Office | 57.80 17.30 | (622) (186) | VACANT POSSESSION | | | |
| Total Approximate Floor Area | | 221.50 | (2,383) | | | £20,000 With Vacant Offices To Be Let | |

(1) Hilary and Alice Limited is a furniture and interior design company incorporated in 2016 (www.hilaryandaice.co.uk). A rent deposit of £5,000 is held by the Seller.

(2) The lease provides for a tenant option to determine the lease on 01/10/2025 upon serving 6 months written notice.

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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REAR VIEW FROM PUBLIC CAR PARK

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September 2020