Norfolk IP22 4AD

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)





Recently Renewed Freehold Retail Investment

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Property Information

Recently Renewed Freehold Retail Investment • Recently renewed 10 year lease from May 2024 (subject to option) • Tenant trading in Diss for over 20 years • Fixed rental increase to £30,000 p.a.x. in May 2026 • Approximately 3,701 sq ft • Nearby occupiers include Costa Coffee, Holland & Barrett, WHSmith, Boots and Superdrug VAT-free investment Lot Auction 23 13th February 2025 Rent £27,500 per Annum Exclusive Rising to £30,000 p.a.x. on 01/05/2026 Sector Status High Street Retail Available **Auction Venue** Live Streamed Auction

Miles Roads	23 miles south of Norwich, 23 miles north of Ipswich, 19 miles north of Bury St Edmunds A1066, A14, A12					
Rail	Diss Railway Station					
Air	Norwich Airport					
The properl	ty is situated on the east side of the pedestrianised Mere Street in the town centre. Nearby occupiers include Costa Coffee, Holland & ISmith, Boots and Superdrug.					
heart of the	town centre. Nearby occupiers include Costa Coffee, Holland &					
The properl heart of the Barrett, WH	town centre. Nearby occupiers include Costa Coffee, Holland &					

Description
The property comprises a ground floor shop with ancillary accommodation on the first and second floors. The property benefits from two private car parking spaces to the rear.
VAT
VAT is not applicable to this lot.

Six week completion

Completion Period

DISCL AIMEE

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First Second	Retail Ancillary Ancillary	168.80 147.20 28.00	(1,816) (1,584) (301)	DISS DISCOUNT LIMITED	10 years from 01/05/2024 (2)	£27,500 Rising to £30,000 (2)	01/05/2029 (2)
Total		344.00	(3,701)			£27,500	

⁽¹⁾ Floor areas provided by the VOA (www.voa.gov.uk).

⁽²⁾ The lease provides for a fixed rental increase to £30,000 p.a.x. on 01/05/2026. The lease provides for a rent review and a tenant option to determine on 01/05/2029, upon serving 12 months written notice.

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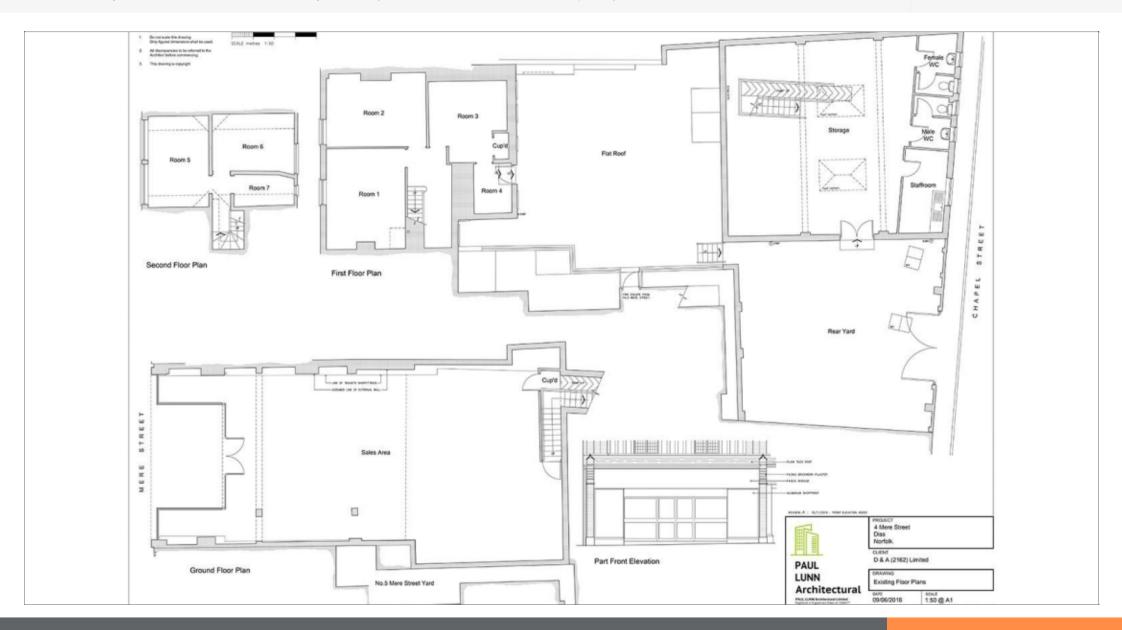
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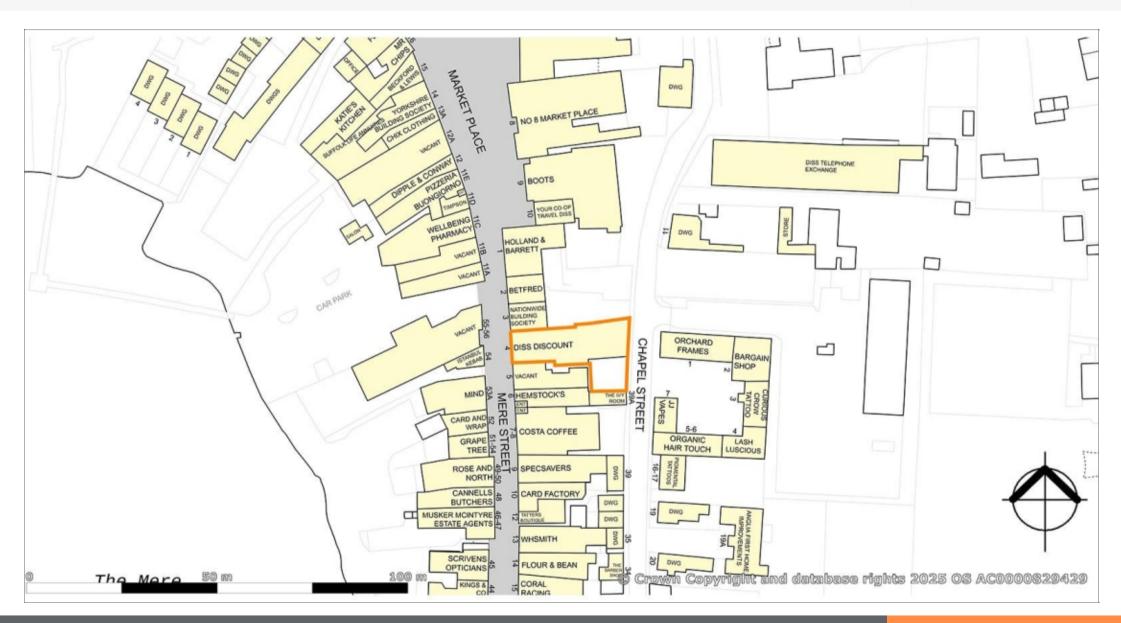




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