

**Lot 23, 4 Mere Street, Diss,
Norfolk IP22 4AD**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Recently Renewed Freehold Retail Investment

www.acuitus.co.uk

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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

23

Auction

13th February 2025

Rent

£27,500 per Annum Exclusive
Rising to £30,000 p.a.x. on 01/05/2026

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

Norwich Airport

Situation

The property is situated on the east side of the pedestrianised Mere Street in the heart of the town centre. Nearby occupiers include Costa Coffee, Holland & Barrett, WHSmith, Boots and Superdrug.

Tenure

Freehold.

EPC

D96

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.

Completion Period

Six week completion

DISCLAIMER

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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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2024