

COBBS YARD PROPERTY

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OFFICES/WORKSHOP

17 VICTORIA ROAD · DISS · IP22 4GU

3,500 SQ FT (325.5 SQ M)



LOCATION

Diss is a thriving market town in south Norfolk with a population of some 7,000 and a catchment area of 40,000. Amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. The property is located on the very busy Victoria Road (A1066) less than half a mile from the station.

ACCOMMODATION

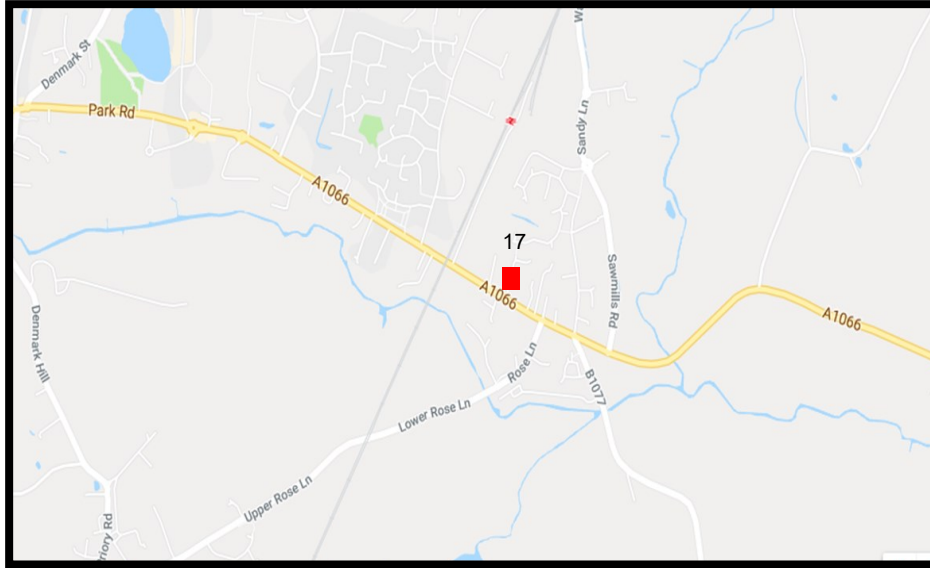
The accommodation totals approximately 3,500 sq ft (325.5 sq m) comprising a ground floor reception area, first floor offices to the front and a large workshop to the rear. There is a kitchenette and wc facilities.

Eight car spaces are available immediately adjoining the building.

Additional accommodation providing a ground floor retail/showroom of approximately 2,375 sq ft (220 sq m) is available either separately or as a single entity. Full details are available on request.

TANWOOD · CROSS STREET · HOXNE · IP21 5AH

01379 783 468



RATES

The premises have a rateable value of £15,500.

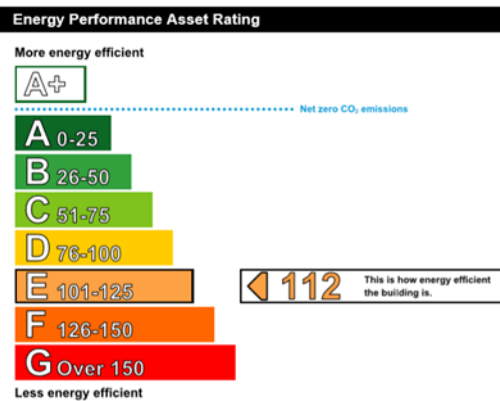
TERMS

The premises are available on a new lease for a term to be agreed at a commencing rental of £15,000 per annum exclusive.

LEGAL COSTS

Each party will be responsible for their own costs in this matter. Should the tenant withdraw of their own volition they will be responsible for any abortive landlords' costs to that date.

EPC



VIEWING

By appointment through Peter Webster at the sole agents: 01379 783468

e-mail: peter@cobbsyard.com