

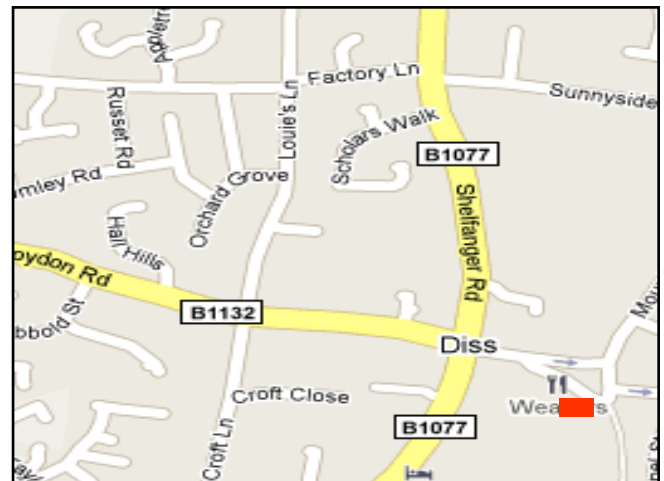
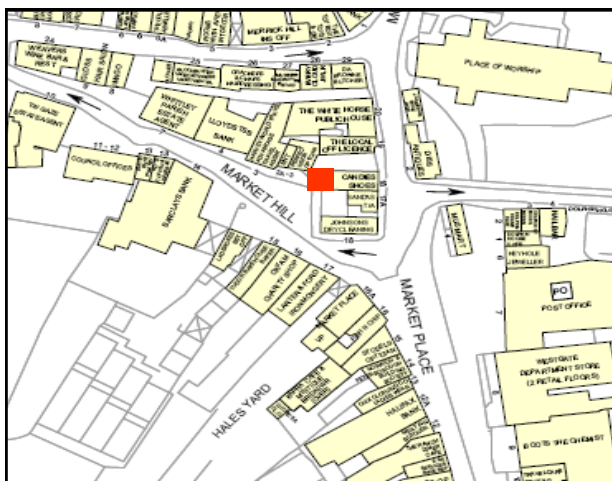
# COBBS YARD PROPERTY

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## COMPACT TOWN CENTRE SHOP UNIT

### 18A MARKET PLACE · DISS · IP22 4JT

### 400 SQ FT



8 COBBS YARD · DISS · IP22 4LB · 01379 650 550

## LOCATION

This is an excellent location for a small trader in Diss being situated to the north of the Town Centre but close to the hub.

*The existing tenants are moving to larger accommodation in Diss purely because their trade has outgrown these premises.*

## ACCOMMODATION

The accommodation comprises the entire lower ground floor of this well located unit, and has a floor area of some 400 sq ft together with storage.

## RATES

The rateable value of the premises has not yet been assessed.

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£5,000 per annum exclusive of rates and service charge.

## VIEWING

By appointment through the sole agents:

Cobbs Yard Property: Peter Webster

Telephone: 01379 650 550

E-mail: [peter@cobbsyard.com](mailto:peter@cobbsyard.com)