

COBBS YARD PROPERTY

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RETAIL/OFFICE UNIT

TO LET OR FOR SALE

1 CROWN PLACE, DISS, IP22 4NX

880 SQ FT (82 SQ M)



LOCATION

The property is situated at the top of St Nicholas Street at the junction of Roydon Road and Denmark Street, a few minutes' walk from the Market Place and the T W Gaze Auction Rooms. Diss Station (mainline to London Liverpool Street in 90 minutes) is approximately 20 minutes' walk.

ACCOMMODATION

The accommodation provides approximately 880 sq ft on the ground floor of this prominent building. There is a small kitchenette and self contained wc facilities.

One car space is available with the accommodation.

2 THORNHAM HALL STABLES · THORNHAM MAGNA · IP23 8HA

01379 783 468

BUSINESS RATES

The premises have a rateable value of £5,200.

TERMS

The premises are available under a new lease for a term to be agreed at a rental of £10,000 per annum exclusive. Alternatively the virtual freehold of the accommodation is available at a price of £110,000 subject to contract. VAT is applicable to both the rent and the purchase price.

EPC



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

INSPECTION

For further information or an appointment to view please contact Peter Webster of sole agents Cobbs Yard Property:-

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