

COBBS YARD PROPERTY

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PUB/RESTAURANT

NUMBER 11 ST NICHOLAS STREET
DISS · IP22 4LB

FOR SALE OR TO LET



- URBAN SETTING
- 40 COVERS
- NEWLY FITTED BAR
- 3 BEDROOM APARTMENT
- CELLAR
- REFITTED KITCHEN
- LARGE OUTDOOR AREA
- ADJOINING CORN HALL

TAN WOOD · CROSS STREET · HOXNE · IP21 5AH
01379 783 468

LOCATION

Diss lies in the heart of East Anglia between Norwich, Ipswich, Bury St Edmunds and the coast. It has been identified as one of the centres for employment growth in East Anglia because of its location, benefiting from being on the main London to Norwich Railway line.

The town has a population approaching 7,000 but serves a recognised rural catchment area of approximately 50,000 people.

The property is situated on the North side of St Nicholas Street close to its junction with Denmark Street/Shelfanger Road, and a few minutes' walk from the major public car parks.

DESCRIPTION

Number 11 comprises a Grade II listed 2 storey property with a pitched tiled roof. The ground floor is around 1,300 sq ft and consists of a bar/restaurant area which was refurbished to a high standard some four years ago. To the rear is a kitchen also refitted four years ago. Outside is a large garden area.

The private accommodation comprises a large, three bedroomed flat with extensive ancillary accommodation.

RATEABLE VALUE

£14,500. The residential element falls within band A.

TERMS

We are inviting offers in the region of £325,000 for the freehold, subject to contract only.

Alternatively a new lease is available at a commencing rent of £24,000 per annum.

The kitchen equipment and fixtures and fittings are available by agreement.

VAT

The sale is subject to VAT.

EPC

The EPC (category D) has recently expired. A new EPC is being prepared.

INSPECTION

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