

For Sale; Retail premises with
Maisonette over

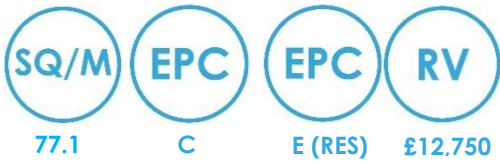
Durrants

Commercial



5 & 5A Mere Street, Diss, Norfolk, IP22 4AD
Guide Price: £290,000





LOCATION

The property is situated in a prominent position on the main shopping thoroughfare in the centre of Mere Street.

Diss is a thriving Market Town in South Norfolk with a population of around 7,500. Locally there are a wide range of services to include 3 supermarkets, a variety of independent shops, cafes, pubs and restaurants. There is in addition a medical centre, dentist, veterinary surgery, schooling up to A level and a 90 minute mainline rail link to London Liverpool Street.



DESCRIPTION

The accommodation comprises:-

- Ground floor **retail premises** with large street facing picture window with display area, rear retail and steps up to store room with a separate wc off.
- Ground floor entrance to first and second floor masonette with three bedrooms, sitting room, bathroom, separate wc and store.
- There is a rear yard with access from the retail area.



ACCOMMODATION

Net Internal Area

	Sq. m	Sq. ft.
Ground floor Retail and store	77.1	829
Ground floor entrance Hallway to masonette	2.0	21
First floor	80.50	865
Second floor	18.9	203
Total	178.5	1918



VIEWING

Strictly by arrangement with the agents Commercial Office.



SERVICES

Mains electricity, water and drainage connected. No mains gas connected. Electric heating.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



LOCAL AUTHORITY

South Norfolk Council
South Norfolk House, Cygnet Court, Long Stratton,
Norwich, Norfolk, NR15 2XE
Tel: 01508 533701



DIRECTIONS

By foot: From the agents Diss office walk south-east on Market Hill turning right onto Market Place continue into Mere Street and the property will be found on the left hand side.

There is a public carpark in Chapel Street (the Road parallel and to the east of Mere Street).



CONTACT US

Durrants Commercial, 32-34 Thoroughfare
Harleston
Norfolk
IP20 9AU

Tel: 01379 851038 (Rachel Rackham)

Email: commercial@durrants.com



VAT – the property is not registered.

FLOORPLAN



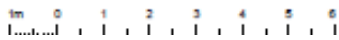
GROUND FLOOR



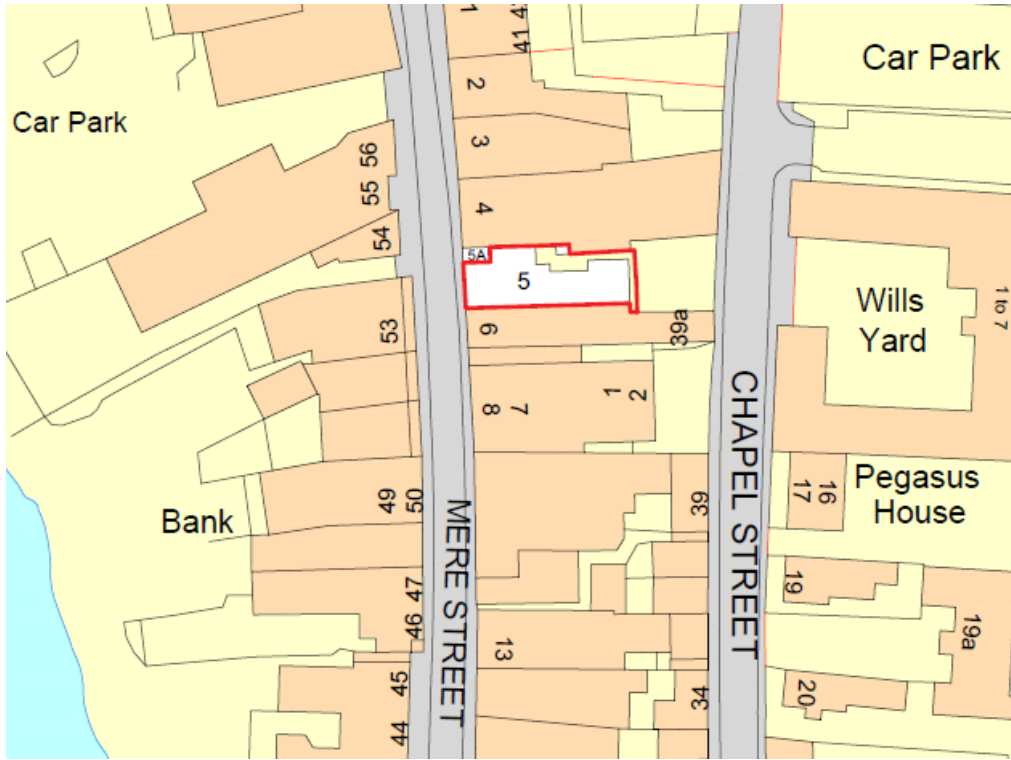
FIRST FLOOR



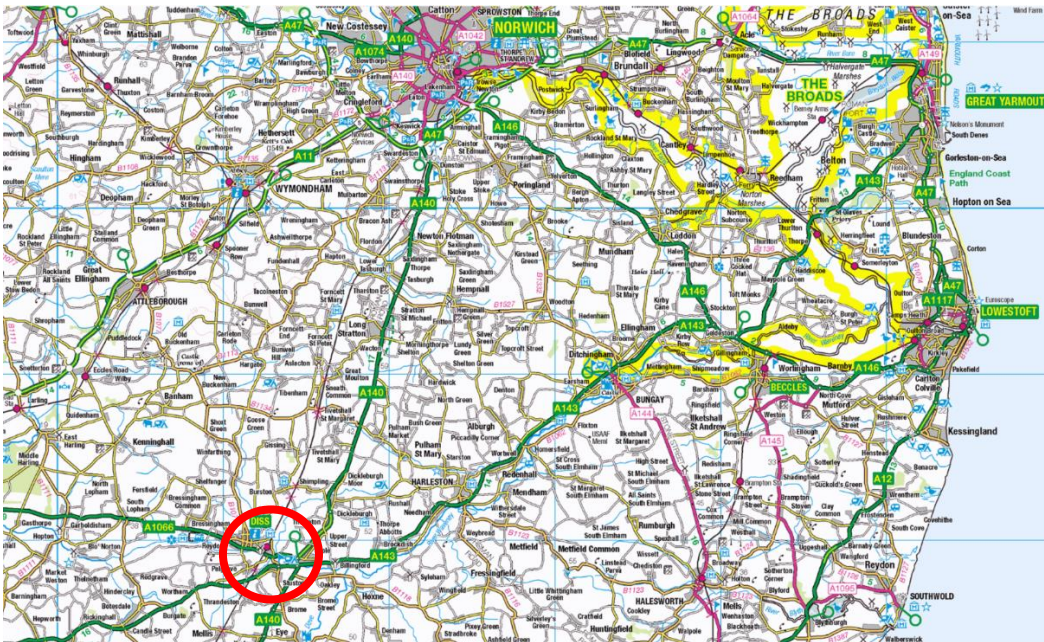
SECOND FLOOR



SITE PLAN



LOCATION PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not