



Tenure

Freehold.

Location

Diss is an historic market town with a population of 7,500. Diss is located approximately 12 miles to the south of Norwich and is well served by the A1066 and the A143, which provides access to the national motorway network via the M11 Motorway.

The property is situated fronting the east side of the pedestrianised section of Mere Street, in the heart of the town centre.

Occupiers close by include Costa, Nationwide, Ladbrokes, Poundland, Holland & Barrett, Thomas Cook, Boots, Specsavers, NatWest and Co-op Pharmacy.

Description

The property is arranged on ground and two upper floors to provide a shop on the ground floor, which benefits from ancillary accommodation on part of the first floor, with further former residential space on first, second and attic floors that is not used at present.

The property provides the following accommodation and dimensions:

Gross Frontage	7.44 m	(24' 5")
Net Frontage	6.37 m	(20' 10")
Shop Depth	9.85 m	(32' 4")
Built Depth	19.06 m	(62' 6")
First Floor	61.35 sq m	(660 sq ft)
Second Floor (attic)	13.94 sq m	(150 sq ft)

Tenancy

The entire property is at present let by lease renewal to THE CARPHONE WAREHOUSE LIMITED for a term of 5 years from 25th March 2016 at a current rent of £20,000 per annum. The lease contains full repairing and insuring covenants.

(1) There is a tenant's option to determine the lease on 25th March 2019 upon giving 6 months' prior notice conditional upon paying a premium of £10,000 plus VAT (if applicable).

Tenant Information

Website Address: carphonewarehouse.com

For the year ended 2nd May 2015, The Carphone Warehouse Limited reported a turnover of £2,056,123,000, a pre-tax profit of £77,146,000 and a net worth of £1.007bn. (Source: riskdisk.com 17.04.2016.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Diss 5 Mere Street Norfolk IP22 4AD

- Freehold Shop Investment
- Pedestrianised town centre location
- Let by lease renewal to The Carphone Warehouse Limited expiring 2021 (1)
- Comprises shop with unused upper floors
- Reversion 2021
- VAT not applicable
- Current Rent Reserved
£20,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

