



## First and Second Floor

15 Mere Street, Diss, IP22 4AD

### First and Second Floor Class E Space

**602 sq ft**  
(55.93 sq m)

- Available immediately
- Suitable for a variety of uses within Class E
- Located within the heart of Diss town centre
- Providing a Net Internal Area of 602 Sq Ft
- Small Business Rates Relief available to a qualifying occupier

# First and Second Floor, 15 Mere Street, Diss, IP22 4AD

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 602 sq ft                          |
| Rent           | £6,000 per annum                   |
| Rateable Value | £3,950                             |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

The property comprises first and second floor office/Class E space above Coral Bookmakers which forms part of a Grade II listed building. It is accessed via Mere Street with a stairwell leading straight up to the space.

The first floor comprises one large room to the front of the building providing wallpapered walls, textured ceiling and laminate flooring. There are fluorescent light fittings to the ceiling and good natural lighting from the sash windows to the front. There is further ancillary space and welfare facilities to the first floor. The second floor comprises two rooms, of a similar specification to the first floor but with carpeted flooring and strip lighting.

## Location

Mere Street is the primary retail street within Diss. Diss is an attractive market town in South Norfolk with a resident population of around 7,500.

The town is situated approximately 24 miles south of Norwich, 25 miles north of Ipswich and 23 miles southeast of Bury St Edmunds. Road connections are good with close access to the A140 connecting the town with Norwich and Ipswich.

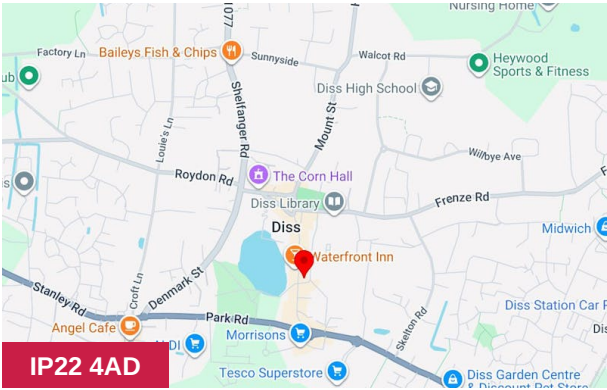
## Accommodation

The accommodation comprises the following areas:

| Name  | sq ft | sq m  | Availability |
|-------|-------|-------|--------------|
| 1st   | 334   | 31.03 | Available    |
| 2nd   | 268   | 24.90 | Available    |
| Total | 602   | 55.93 |              |

## Use

The space is suitable for a variety of uses within Class E.



## Viewing & Further Information



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