Lot 6

13 Mere Street, Diss, Norfolk IP22 4AD

***Guide: £135,000+**
Vacant Town Centre Building
8 week completion



SITUATION

Located close to the junction with Chapel Street within the pedestrianised section of Mere Street and amongst such multiples as **Greggs**, **Superdrug**, **Card Factory**, **Costa Coffee**, **Coral**, **Nationwide Building Society**, **Betfred**, **Holland & Barrett** and many more.

Diss is a market town located approx. 19 miles south-west of Norwich, 23 miles north of Ipswich and 19 miles north-east of Bury St Edmonds, enjoying easy access via the A140, A1066 and A143.

PROPERTY

A Grade II Listed end of terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on first and second floors plus a **Cellar**.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'4"	
Internal Width	19'5"	
Shop Depth	56'0"	
Built Depth	74'6"	
Sales Area	Approx.	914 sq ft
Store Area	Approx.	160 sq ft

Cellar (4'6" restricted head height)

Area	Approx.	147 sq ft

First Floor Ancillary

Area	Approx.	643 sq ft
WC		

Second Floor Ancillary

Area	Approx.	340 sq ft
Total Area	**Approx. 2,204 sq ft**	

FREEHOLD offered with VACANT POSSESSION

Note 1: The property was previously let to WHSmith at a rent of £28,300 p.a.

Note 2: Refer to the Auctioneers for the video tour of the property.

Vacant Town Centre Building

Vendor's Solicitors
DKLM LLP
Tel: 020 7549 7888 Ref: James Brock
Email: j.brock@dklm.co.uk

The Surveyors dealing with this property are **John Barnett** and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**











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