

01206 577667

 **Whybrow**

www.whybrow.net

Former Visitor Centre with Extensive Parking – To Let



Low Common Road, South Lopham, Diss, IP22 2HX

Asking Rent: £15,000 Per Annum Exclusive

1,650 Sq. Ft (153.29 Sq. M)

- 1,650 sq. ft (153.29 sq. m)
- Circa 20 Car Parking Spaces
- Rural Location
- Suite Office or Other Commercial Uses Subject to Planning
- New Lease Available

Location

The property is located within the largest valley fen in England, approximately 4 miles west of Diss via the A1066, Pooley Street onto Low Common Road.



Description

Comprising a detached building of brick construction with timber cladding beneath a pitched, tiled roof. The property comprises a large self contained hall, fitted kitchen and disabled/gents/ladies WC's on the ground floor and, on the first floor via external steps at the rear, 2 further offices, fitted kitchen and WC with shower.

The accommodation benefits from numerous 13 amp power points, hardwood flooring to the hall (part full height) plastered and painted walls, lighting and fire alarms.

Externally there is a large parking area for approximately 20/30 vehicles.

Accommodation

According to our calculations the property has the following net internal areas:

Ground Floor	
Hall	1,050 sq. ft
Disabled/gent/ladies WC	
Kitchen	155 sq. ft
First Floor	
Office 1	180 sq. ft
Office 2	170 sq. ft
Kitchen	95 sq. ft
WC with low level WC, wash hand basin and fitted shower.	

Net Internal Floor Area 1,650sq.ft (153.29 sq. m)

Asking Terms

A new full repairing and insuring lease for a term of years to be agreed incorporating periodic upward only rent reviews.

Asking Rent

£15,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Service Charge

The property is subject to a service charge to cover the costs of common parts maintenance and repair. Further details are available upon request.

Use

The property has previously been used as a visitor centre as part of the wider fen area. The property is consider suitable for a range of uses including offices.

Interested parties should make their own investigations of south Norfolk council on 01508 533701.

Business Rates

The property appears in the Valuation List with a Rateable Value of £11,750.

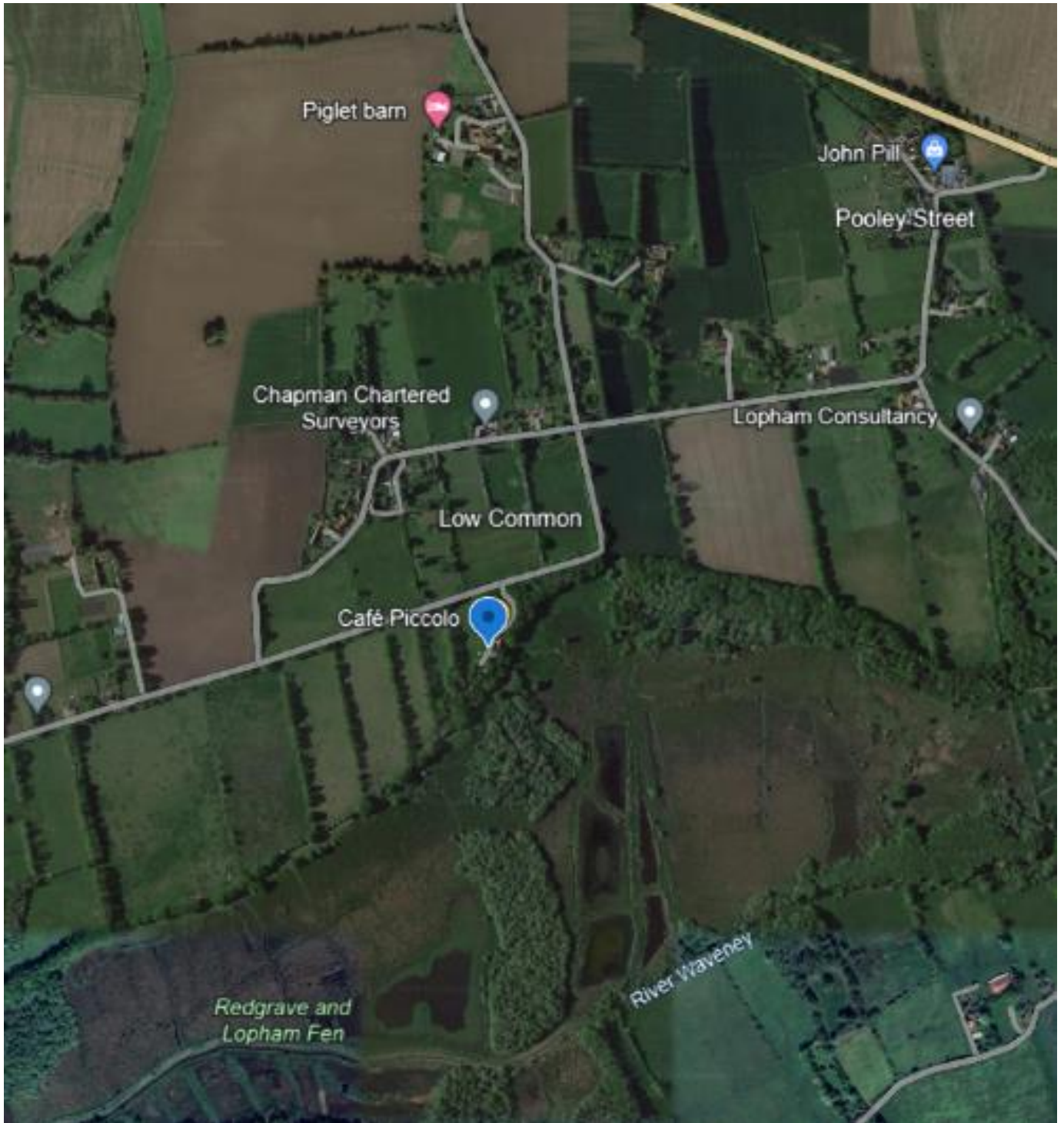
Legal Fees

Each Both parties have to be responsible for their own legal costs incurred in any transaction.

Energy Performance Certificate

The unit has a current EPC rating of TBC.





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Misrepresentation Act 1967

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