

Lot 31, Units 1 & 2, 11 Market Place, Diss,

Norfolk IP22 4AB

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Recently Let Freehold Convenience Store Investment

www.acuitus.co.uk

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Property Information

Recently Let Freehold Convenience Store Investment

- Let to Nisa Local franchisee on two 10 year leases from February 2024 and October 2024 (each lease subject to option)
- Includes rear car parking
- First floor benefits from full planning permission from August 2023 for change of use to 3 residential flats
- Nearby occupiers include Costa Coffee, Holland & Barrett, WHSmith, Boots and Superdrug
- VAT free investment

Lot

31

Auction

10th July 2025

Rent

£27,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

23 miles south of Norwich, 23 miles north of Ipswich

Roads

A1066, A14, A12

Rail

Diss Railway Station

Air

Norwich Airport

Situation

The property is situated on the west side of Market Place in the heart of Diss town centre, benefitting from high footfall with the weekly traditional market held in Market Place every Friday. Nearby occupiers include Costa Coffee, Holland & Barrett, WHSmith, Boots and Superdrug.

Tenure

Freehold.

EPC

Description

The property comprises two adjoining shops arranged over the ground and first floors. The tenant is currently shop fitting having expanded into both units and removed the partition wall. The property benefits from rear car parking.

VAT

VAT is not applicable to this lot.

Planning

Planning permission was granted by South Norfolk Council on the 21/08/2023 under planning ref (2022/2187) for Change of Use from first floor shop storage to three residential flats (over ground floor shop units 1 and 2).

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m (4)	Floor Areas Approx sq ft (4)	Tenant	Term	Rent p.a.x.	Rent Review
Unit 1, 11 Market Place	Ground	Retail	85.45	(919)	ALGORIAL RETAIL LIMITED with personal guarantee t/a Nisa Local (1)	10 years from 01/10/2024 until 30/09/2034 (2)	£11,000	01/10/2029
Unit 2, 11 Market Place	Ground First	Retail Ancillary	93.20 87.90	(1,003) (946)	ALGORIAL RETAIL LIMITED with personal guarantee t/a Nisa Local (1)	10 years from 01/02/2024 until 31/01/2034 (3)	£16,000	01/02/2029
Total			266.55	(2,868)			£27,000	

(1) Algorial Retail Limited operate from one other Nisa Local store in Woodbridge, Suffolk.

(2) The lease provides a tenant the option to determine on 21/10/2029. A rent deposit of £2,750 is held by the Landlord.

(3) The lease provides a tenant the option to determine on 01/02/2029. A rent deposit of £4,000 is held by the Landlord.

(4) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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Contacts

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2024

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