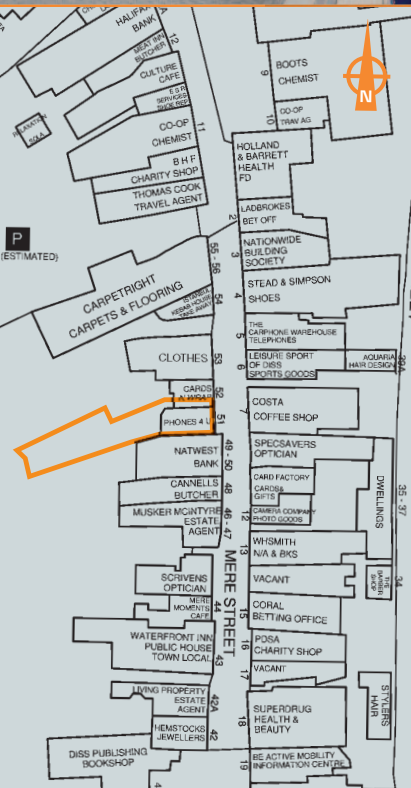
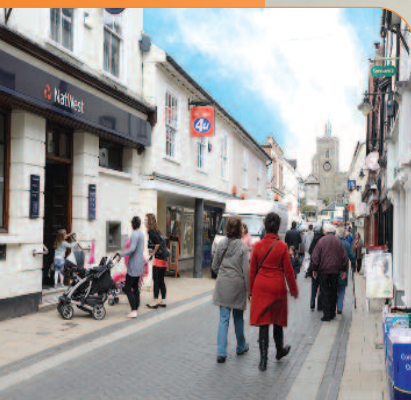


**lot 32****51-52 Mere Street  
Diss, Norfolk IP22 4AJ****Rent  
£20,000  
per annum  
exclusive****Freehold Retail Investment**

- Let to Phones 4U Limited on a 10 Year Lease until March 2023 (subject to option)
- Pedestrianised town centre location

- Nearby occupiers include Superdrug, Greggs, Natwest, Specsavers, Nationwide and The Carphone Warehouse
- Six Week Completion

**Location**

Miles: 23 miles south of Norwich  
23 miles north of Ipswich  
50 miles north-east of Cambridge.

Roads: A1066, A11, A12, A14

Rail: Diss Railway Station

Air: Stansted Airport, Norwich International Airport, Cambridge Airport

**Situation**

Diss is an attractive historic market town located approximately 23 miles to the south of Norwich. The property is situated in the heart of the town centre on the east side of the pedestrianised Mere Street which extends directly to Market Place. Neighbouring occupiers include Superdrug, Greggs, Natwest, Specsavers, Nationwide and The Carphone Warehouse.

**Description**

The property forms part of a highly prominent high street parade comprising ground floor retail accommodation with first floor ancillary accommodation. There is no internal access between the ground and first floor.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	86.40 sq m	(930 sq ft)	<b>PHONES 4U LIMITED (1)</b>	10 years from 08/03/2013 until March 2023 on a full repairing and insuring lease (2)	£20,000	08/03/2018
First	Ancillary	45.52 sq m	(490 sq ft)				
<b>Totals</b>		<b>131.92 sq m (1,420 sq ft)</b>				<b>£20,000</b>	

(1) For the year ending 31/12/2011, Phones 4U Limited reported a turnover of £773,305,000, pre-tax profits of £113,427,000 and a total net worth of £303,386,000. (Source: www.riskdisk.com 26/04/13)

(2) The lease provides for a tenant option to determine the lease on 07/03/2018.

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Ref: Dominic Chambers.

**Douglas Stevens**

One - 2003 - 2003

**Solicitors:****IBB Solicitors**

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