

Health Care

To Let Former Hospital Premises



St John's House, Lion Road, Palgrave, Diss, Norfolk IP22 1BA Approx 4,319.85 sq m (46,500 sq ft)

- **Former mental health care facility with period buildings enclosed by purpose built unit**
- **Situated just off the Bury Road (A143) on the corner of Lion Road**
- **3 miles from Diss**
- **Would suit various uses s.t.p.p.**
- **To let on new lease terms £325,000 per annum exclusive**



Location

St John's House Hospital is situated just off Bury Road (A143) on the corner of Lion Road which runs into Palgrave.

Shopping opportunities are available in Diss, less than 3 miles away from the property. Wortham Ling can also be found close by and offers a large natural space with lots of scenic footpaths.

Further shopping opportunities are also available in Norwich City Centre, approximately 25 miles away.

The property is accessible via the A143 which also provides good road communications to Great Yarmouth and Bury St Edmunds. The nearest rail station is Diss Station (Greater Anglia).

Description

The property comprises a former mental health care facility with period buildings enclosed by a purpose built unit. The premises are currently vacant. The premises would be suitable for a variety of uses subject to planning permission.

Planning

We understand the property has consent for hospital/healthcare use. All interested parties should contact Babergh Mid Suffolk District Council on 0300 123 4000.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

Rateable Value £72,000. All interested parties should contact Babergh Mid Suffolk District Council on 0300 123 4000.

Terms & Tenure

The premises are available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing rent of £325,000 per annum exclusive.

VAT

Not applicable.

Services

We understand that mains electricity and water are connected to the property. There is bottled gas and oil fired heating. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/ condition including any IT and telecommunications links.

Accommodation

Total Area	4,319.85 sq m	46,500 sq ft
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Energy Performance Certificate

A full copy of the EPC is available upon request, ref: 9016-5120-8064-9514-8506, rating C61.

Viewing

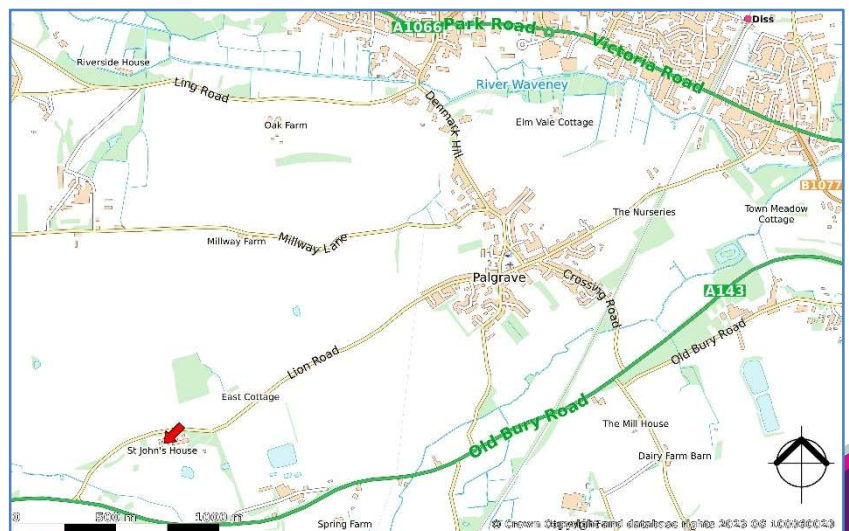
Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

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penncommercial.co.uk





PROJECT

ST JOHN'S HOUSE
HOSPITAL, LION ROAD,
PALGRAVE, DISS, IP22 1BA

DATE SURVEYED
13/03/17

A-FLOORING L.G.1/A

4322.8 SQM / 46,531 SQFT
(INCLUDING BASEMENT /
OUTBUILDINGS)

FP2/REV
183069

General Note:
This drawing is to be read in conjunction with all other relevant drawings. All survey dimensions including ceiling heights are taken to bed from the finished floor level unless otherwise stated. All walls and partitions are shown in the finished state.
Any discrepancies in the above information are to be reported in this drawing by the drafter. The drawing must not be used for any construction or installation without prior permission from the drafter.
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- 1. FIBRE OPTIC PATCH PANEL
- 2. TELEPHONE CLOSET
- 3. WATER INLET
- 4. FIBRE BOX
- 5. UTILITY METER
- 6. DATA PHONE INLET
- 7. FIRE RISK SYG. CONTROL BOX
- 8. HOT WATER TANK
- 9. LOFT ACCESS

