



A PRIME INVESTMENT OPPORTUNITY IN THE HEART OF BLAKENEY.

BLAKENEY | NORTH NORFOLK

An fantastic opportunity to acquire this attractive and well known commercial premises as an investment or as an owner occupier in one of north Norfolk's most popular coastal villages.

Offers are invited in excess of £300,000

BROWN & CO

DESCRIPTION

30 High Street is an attractive and Grade II Listed commercial premises with a prominent frontage onto Blakeney High Street and just a short distance from The Quay.

For many years the property has been home to the Blakeney Delicatessen which is well known and in addition to their locally famous sausage rolls they offer a diverse range of fine foods, pastries, baked goods, ready cooked meals and high quality wines as well as a traditional deli counter offering an assortment of cold meats, cheeses and antipasti.

Internally the accommodation which has a wealth of charm and character consists of a fully glazed and spacious retail areas as well as a well fitted commercial kitchen. Outside there is a small store and a W.C. together with an area for bin storage.

The property is currently let to the Blakeney Delicatessen on the remainder of a 10 year lease which commenced on 16th August 2014 and expires on 31st August 2024.

The premises is currently used for the sale of food and alcohol but could be suitable for a variety of uses (subject to planning permission).

The Blakeney Deli has a rating of 4.5/5 on trip advisor and holds a licence to sell alcohol.

LOCATION

Full address: 30 High Street, Blakeney, Holt, Norfolk, NR25 7AL.

The popular village of Blakeney is situated on the north Norfolk Coast close to Morston and the Georgian town of Holt.

There are many fine walks along the seashore and the surrounding marshes while the busy High Street provides a range of commercial retail shops, galleries, first class restaurants, hotels and The White Horse public house.

Although small, the demand for retail premises in Blakeney is often strong with a large catchment of holiday makers and locals visiting the village and Quay throughout the year,

Blakeney is a conservation area within an Area of Outstanding Natural Beauty and famous for bird reserves and sailing facilities.

ACCOMMODATION

Name	Sq M	Sq ft
Shop	47.6	513
Ext Store	10.5	113
Total	58.1	626

These measurements are approximate.

VAT

It is understood that VAT is not applicable.

EPC

C (54).

RATEABLE VALUE

The Rateable Value is £12,250

TENURE

Freehold. The premises is currently let for £14,000 P.A. Full Lease terms available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole selling agent:-

Brown & Co
1A Market Place
Holt
Norfolk,
NR25 6BE

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&
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