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## 8 APPLEYARD

Holt, NR25 6AR

**TO LET £13,000 pax**

A fantastic opportunity to take on the lease of a prime retail unit in the centre of Holt

- Flexible accommodation with potential for a variety of uses (subject to planning).
- Prominent frontage in the centre of Holt.
- Situated next to the busy Budgens car park

**32.14 sq m (346 sq ft )**



### Location

Appleyard is an attractive retail location in a prime trading position within Holt town centre fronting the town's main car park to the south and the High Street to the north. Currently Appleyard is home to a fine collection of shops and restaurant including the award winning Holt Bookshop and national retailers such as Fat Face and Neptune.

Holt is a busy former market town situated in the centre of North Norfolk, an area considered by many as one of England's finest. It is home to the famous Gresham's School and is a very popular destination for holidaymakers, second home owners and the retired.

The town is one of North Norfolk's 'Principal Settlements' and as such is a primary retail destination with a strong collection of both local and national retailers. Demand for commercial property in Holt has remained strong for over a decade with few vacancies throughout recent economic uncertainties.

Holt has a catchment population of about 13,400 with a wider catchment area reaching from Cromer and Overstrand to the east, Melton Constable and Thursford to the west and Saxthorpe to the south of almost 45,000 residents.

The town lies less than 5 miles from the scenic coastal villages of Blakeney and Cley-next-the-Sea along the coastal Area of Outstanding Natural Beauty while the cathedral city of Norwich, with its airport and frequent rail service to London Liverpool Street, is only 23 miles to the south.

### Description

An attractive retail unit which is well located within Holt next to Budgens supermarket which links the car park with Holt High Street. The accommodation consists of a sales area with a large frontage and electric heating with a store/kitchen area and WC to the rear.

### Accommodation

Name	Sq M	Sq ft
Ground Floor	32.14	346
<b>Total</b>	<b>32.14</b>	<b>346</b>

### Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

### EPC

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### Business Rates

Rateable Value      £9,400

### Terms

Leasehold by way of a new FRI lease for a length to be determined.

### VAT

It is understood that VAT is applicable.

### Legal Costs

The incoming tenant will be responsible for both parties legal costs incurred in documenting the letting.

### Viewing & Further Information

Strictly by appointment with the sole letting agent:-

#### Brown & Co

1A Market Place  
Holt  
Norfolk,  
NR25 6BF

#### Tom Cator

01263 713143  
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