



## A RARE OPPORTUNITY TO ACQUIRE A PRIME FREEHOLD INVESTMENT IN THE HEART OF BLAKENEY

BLAKENEY | NORTH NORFOLK

A rare opportunity to acquire the freehold of this attractive and well known building which comprises a let restaurant on the ground floor together with three flats let on long leases above as an investment in one of north Norfolk's most popular coastal villages.

**GUIDE £525,000**

**BROWN & CO**



## DESCRIPTION

3-7 High Street is a three storey detached building that is adjacent to Blakeney's historic Guildhall which is a Grade II\* Listed Scheduled Monument. This distinctive building has a prominent frontage onto Blakeney High Street, a stone's throw from The Quay.

Built of brick under a curved roof in Victorian times it originally provided offices for ship owners and merchants. In the 20<sup>th</sup> Century two flats were created on the first floor (5&5A) and a third on the second floor (7) with a new mansard, pantiled roof.

The ground floor of the building is in commercial use and is currently let as the popular and well known restaurant called The Moorings.

The restaurant accommodation comprises:- an open plan seating area, bar and W.C's together with a kitchen.

Above the restaurant there are three residential flats which are let on long 99 year leases.

There are two flats located on the first floor. 5 High Street is a one bedroom unit and 5A is a two bedroom unit.

7 High Street is located on the second floor and is a larger four bed unit.

## LOCATION

Full address: The Moorings, 3-7 High Street, Blakeney, Holt, Norfolk, NR25 7NA.

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	89.4	962
5 High St		Not Measured
5A High St		Not Measured
7 High Street		Not Measured
<b>Total</b>	<b>89.4</b>	<b>962</b>

These measurements are approximate.

## VAT

It is understood that VAT is not applicable.

## EPC

TBC

## RATEABLE VALUE

The Rateable Value is £22,250

## TENURE

Freehold.

The commercial premises are currently let for £25,250 P.A.

Full Lease terms available upon request.

The three residential flats at let on 99 year leases due to expire in 2082 with a combined ground rent of £800 P.A.

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole selling agent:-

### Brown & Co

1A Market Place  
Holt  
Norfolk,  
NR25 6BE

### Henry Cockerton

&  
Tom Cator  
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