

01263 713143 | holt@brown-co.com



## 6/10 High Street

Holt, NR25 6BQ

**TO LET**

**£35,000 P.A.**

A unique chance to rent a prominent High Street retail or office premises in the centre of town.

- Spacious ground floor retail areas with extensive first floor office and storage space.
- Character property with a light and flexible accommodation.
- Prime location with a long High Street frontage in the centre of the town excellent footfall.

**1674 sq ft (155.6 sq m )**



### Location

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 and rising rents 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 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 Grade II Listed building which is within Holt town centre in perhaps one of the most prominent positions along the High Street.

The building, which was previously used as single retail shop, has been split in recent years but is now being offered with a view to restoring it as one unit.

The flexible accommodation could be used for a range of retail or office uses and currently comprises:-

**Ground Floor:-** Retail areas with stores/offices behind and a W.C. There is a communal entrance hall (shared with a second floor residential flat) with stairs leading to the first floor and basement.

**First Floor:-** Two offices/stores to the front of the building with a further office/store to the rear. Off the rear office is a kitchen, store room and another W.C.

### Accommodation

Name	Sq M	Sq ft
Ground Floor	65.6	705
First Floor	64	689
Basement	26	280
<b>Total</b>	<b>155.6</b>	<b>1674</b>

All areas are approximate.

### 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

Band C.

### Business Rates

Rateable Value	£12,250
Currently Split	£8300

### Terms

A new sub-lease for the whole of the premises or part is available on fully repairing and insuring terms with the length and other terms to be determined.

### VAT

It is understood that VAT is not applicable.

### Legal Costs

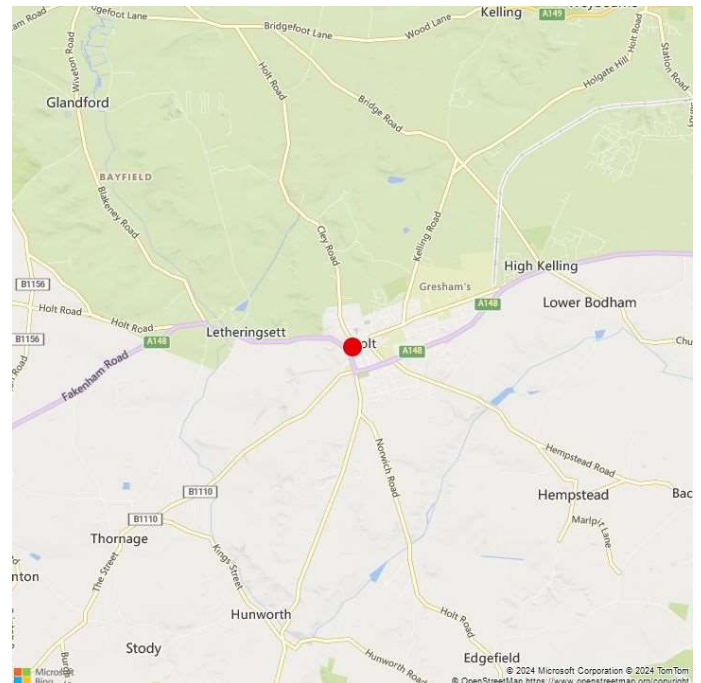
Each party will be responsible for their own legal costs incurred in documenting the letting.

### Viewing & Further Information

Strictly by appointment with the sole letting agent:-

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

**Tom Cator**  
01263 713143  
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