

01263 711167 | holt@brown-co.com



1A New Street, Holt , NR25 6JJ

FOR SALE £215,000

A spacious and prominent retail or office premises in the centre of town just off the High Street.

- Good street frontage in the centre of Holt.
- Stone's throw from the High Street
- Flexible accommodation with potential for a variety of uses (subject to planning).

508 sq ft (47.2 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 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 Thurstford 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

1A New Street offers a rare opportunity to purchase a prime retail unit in the centre Holt just off the High Street. It is located in an easily accessible area with parking nearby. The unit is currently owner occupied having been run for many years as a popular pet shop and would suit both owner occupation or an exciting investment opportunity.

The property offers well proportioned open accommodation over one floor which could be suitable for a variety of uses subject to planning.

Accommodation

Name	Sq M	Sq ft
Ground Floor	47.2	508
Total	47.2	508

EPC

Band C (67).

Business Rates

Rateable Value £9,700

Terms

Offers are invited for the premises freehold with vacant possession.

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 sale.

Viewing & Further Information

Strictly by appointment with the sole selling agent:-

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

Tom Cator
 01263 713143
 tom.cator@brown-co.com



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