

# 28 High Street Holt Norfolk



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Independent Estate Agents

**Pointens**

# 28 High Street, Holt, Norfolk NR25 6BH

A rare opportunity to acquire the freehold of a spacious commercial premises in a prime retail area on Holt High Street.

Business not affected.

## Guide Price £525,000



## The Property

A rare opportunity to acquire the freehold of this fine period building situated in a prime retail area on Holt High Street. In good condition throughout, No 28 High Street has extensive accommodation over two floors extending to around 1400 sq ft comprising two retail areas on the ground floor, a private office, a rear hall with kitchenette and a cloakroom. On the first floor there are two retail areas, a private office, a rear hall, two cloakrooms and a store room. To the rear of the building is a shared courtyard. The property enjoys the benefit of air conditioning. Lords the Opticians currently lease the whole building.

## 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 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.

## Directions

From the sole agents office turn right into the High Street where number 28 will be found after a short distance on your right hand side.

### Accommodation

The accommodation comprises:

#### Front door, leading to -

#### Retail Area (20' x 14'1)

With large picture window overlooking the High Street. Staircase to first floor and fitted cupboard. Tiled floor.

#### Private Office (13'10 x 8'7)

Fitted sink. Tiled floor

#### Retail Area (21'7 x 8'10)

Door to:

#### Rear Hallway

Staircase to first floor. Door to rear shared courtyard. Recessed cupboard with worktop and inset sink.

#### Rear Corridor

Leading to -

#### Cloakroom

WC. Washbasin. Plumbing for automatic washing machine.

### First Floor

#### Retail Area (19'10 x 14')

Air conditioning unit.

#### Retail Area (11'7 x 10')

Velux window.

#### Private Office (14' x 9'4)

#### Rear Hallway

Door to fire escape.

#### Cloakroom One

WC. Washbasin. Fully tiled walls and floor.

#### Cloakroom Two

WC. Washbasin. Fully tiled walls and floor.

#### Store Room (16' x 10'6)

Staircase leading down to the rear hallway.

### Curtilage

To the rear of the property there is a shared courtyard which has a fire escape leading from the first floor of No 28.



## General Information

**Tenure:** Freehold.

**Services:** All mains services are connected.

**Business Rates:** Rateable Value £17,750. 00

**Legal Costs:** Each party will be responsible for their own legal costs incurred in documenting the sale.

**Local Authority:** North Norfolk District Council.  
Tel: 01263 513811.

**Energy Performance Certificate:** C (65)

**Viewings:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

**VAT:** We understand that VAT is not applicable.

**Reference:** H313063.

### Agents Note:

Details of the current lease etc are available from sole agents upon request.

Intending purchasers will be asked to produce original Identity. Documentation and Proof of Address before solicitors are instructed.

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## Important Notice

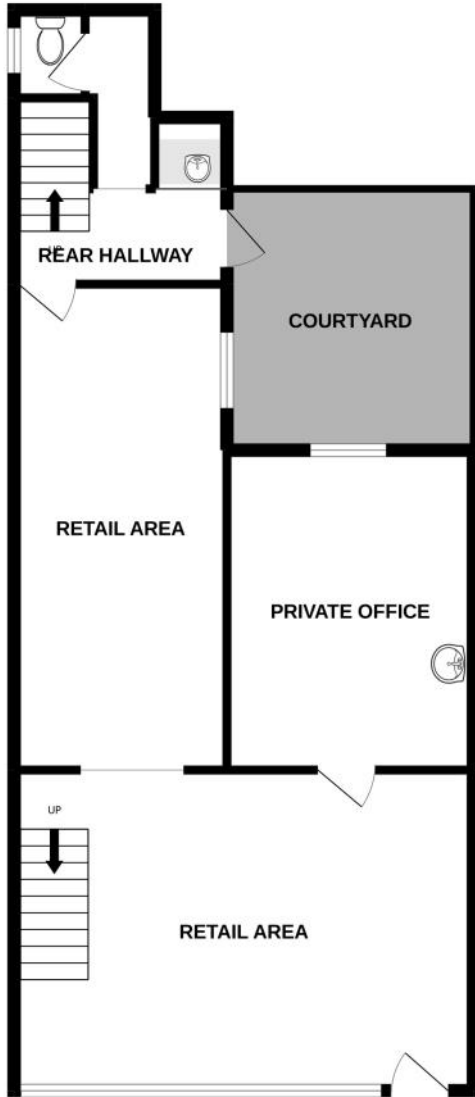
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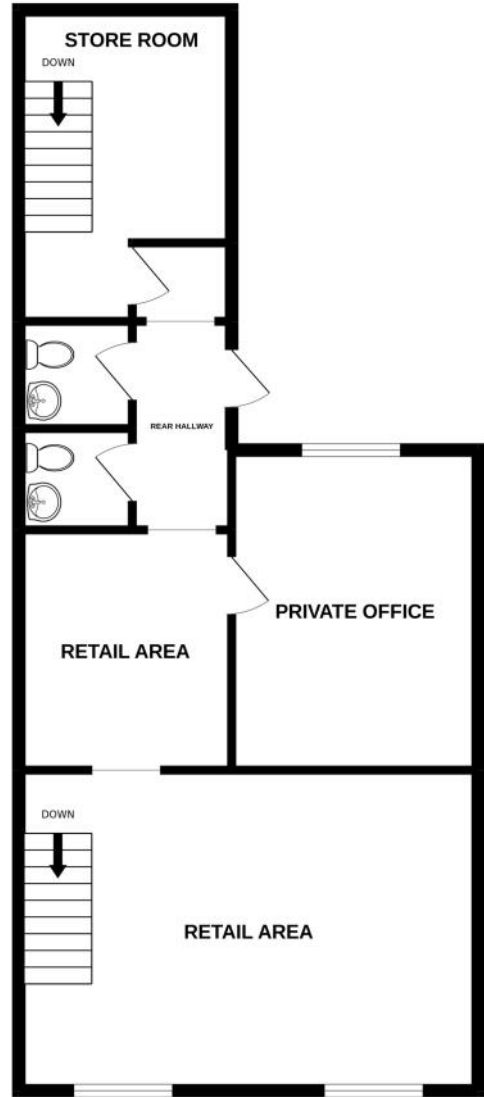
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GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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