



35 High Street, Blakeney

Independent Estate Agents

Pointens



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk | www.pointens.co.uk



**35, High Street,
Blakeney, Norfolk NR25 7NA**

Holt: 5 miles,

Norwich: 26 miles

A rare opportunity to acquire a grade II listed period shop and apartment. Pleasantly situated in the popular High Street, the property has easy access to the village shops, restaurants, public houses, quay and the harbour.

Guide Price £695,000



A rare opportunity to acquire a Grade II listed period shop and apartment

Renovated to a high standard

Located on the High Street, moments from Blakeney Quay

Ground floor shop with proven income stream

Spacious first floor apartment with vaulted open plan kitchen and living room, two double bedrooms and two bathrooms.

Highly successful holiday let with 78% occupancy and 86% repeat guests

Available fully furnished

The Property

Once one of Blakeney's many public houses, the ground floor is currently run as a successful retail shop selling accessories, gifts & clothing, but with its own rear access, cellar, kitchen and WC. It has the flexibility to be used for other commercial uses, subject to any change of use. The two-bedroom first floor apartment has its own private entrance leading to a ground floor hall and staircase. Upstairs, the open plan living room is wonderfully light and airy, with two large west facing windows flooding the space with natural light. Finished to a very high standard, the kitchen features quality appliances and the whole room has oak flooring, exposed beams and a vaulted ceiling. The spacious principle bedroom has a built-in wardrobe, oak flooring and feature wood clad wall. Its en-suite bathroom has a generous shower, large vanity sink, storage cupboard and WC. The second bedroom has a built-in wardrobe and is just along the hall from the family bathroom. The property is being sold with vacant possession.

Location

Blakeney is one of the most popular villages on the North Norfolk Coast. It is an area of Outstanding Natural Beauty surrounded by huge expanses of marsh and sky. This charming village offers extensive amenities including a small supermarket and primary school along with a good range of shops, deli, cafes, hotels, restaurants and pubs. The Georgian market town of Holt is around 5 miles to the southeast, offering further shops and the renowned Gresham's pre-prep, prep and senior school.

Directions

Leave Holt on the A148 to Letheringsett. Proceed past The Kings Head Public House and take the next right hand turning to Glandford. Follow this road for around 3 miles and you will enter Blakeney. At the crossroads turn left and then immediately right into the High Street. No 35 will then be found on the right hand side just before reaching the Quay.

ACCOMMODATION

Commercial premise comprises -

Front door, leading to -

Retail Area (31' x 12')

Part tiled and part wooden floor, fitted serving counter, telephone point. Dressing room area, two modern electric radiators. Ceiling beams and spotlights. Modern sash windows with window seats overlooking the High Street.

Rear Retail Area (13'10 x 10')

Extensive range of fitted low level cupboards for storage and fitted shelving over. Ceiling spotlights, fitted shelved cupboard,

Rear Storage Room and Kitchenette (10'3 x 10'2)

Fitted worktop with inset single drainer sink and mixer tap. Ceiling beam, door to rear courtyard.

Cloakroom

Fitted shelving and WC..

First Floor Apartment

This is accessed via the rear courtyard. Door leading to an

Entrance Porch

Fitted cupboard and staircase to first floor.

First Floor Landing

Leading to:

Kitchen/Sitting Room (20'10 x 11'10)

Kitchen area has a range of fitted base units with wooden work surfaces over. Integral dishwasher, washing machine, fitted oven, surface hob and recirculating hood, American style fridge/freezer. Range of matching wall units. Two modern electric radiators. Two modern sash windows with window seats overlooking the High Street. Oak flooring, vaulted and timbered ceiling.

Bedroom One (12'3 x 10')

Modern electric radiator, television point, oak flooring. Modern sash window with window seat overlooking the High Street. Vaulted and timbered ceiling.

En-Suite

Shower cubicle, WC, vanity unit with basin over. Heated towel rail. Fitted cupboard, wall mounted electric mirror. Tiled floor.

Bedroom Two (12' x 10')

Two modern fitted sash windows. Modern electric radiator, fitted wardrobe, television point.

Bathroom

Panelled bath with shower screen, shower over. Vanity unit with washbasin over, WC, heated towel rail, electric shaver point.

Curtilage

To the rear of the property there is shingled courtyard that can be accessed either by the shop or via a pedestrian pathway which leads from the rear to the High Street.

See all our properties at:



General Information

Tenure: Freehold.

Services: Mains electricity, water and drainage.

Business Rates: Current: Shop rateable Value £11,750. 00. Apartment rateable value £2,025. Both properties qualify for small business rate relief.

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: To be confirmed.

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

Agents Note

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

VAT: We understand that VAT is not applicable.

Reference: H313372.

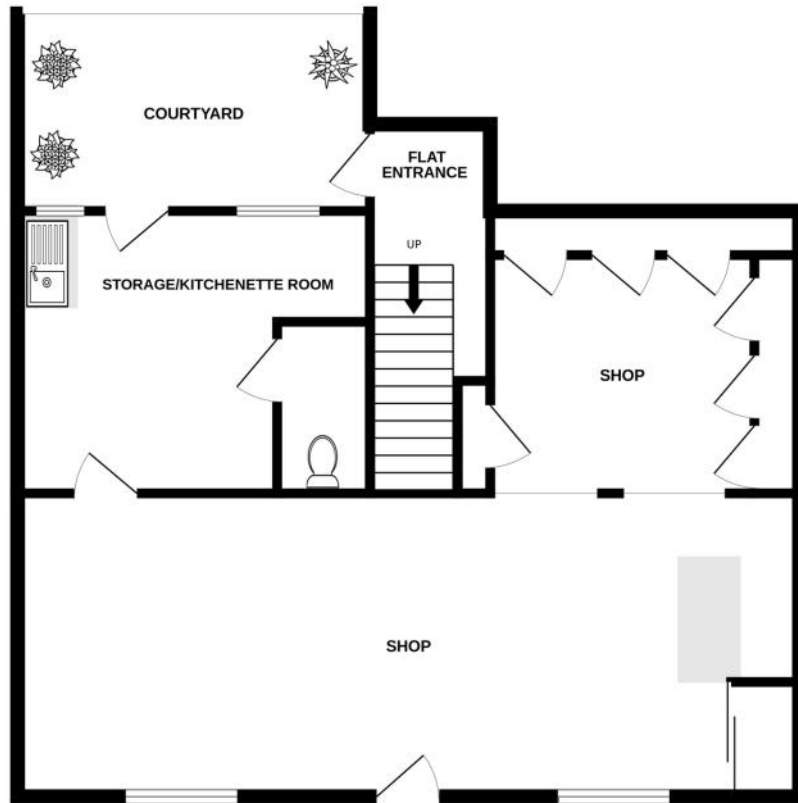
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GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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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