



49 Bull Street, Holt

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Independent Estate Agents

Pointens

## The Property

The premises offered to let is pretty Georgian period two storey commercial shop conveniently situated just off the centre of the popular High Street Holt. Operating as a successful Taylors shop for many years the property has recently been re-furbished. The accommodation presently comprises a ground floor shop area of about 424sq ft. On the first floor there are two further rooms, a kitchen and cloakroom. The property also enjoys gas fired central heating.

## Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

## Directions

Leave the sole agents office and turn left onto the High Street. After around 50 yards turn left into Shirehall Plain. Turn right into Bull Street, No 49 will then be found on the left hand side just before the T junction with White Lion Street.

## Accommodation Comprises

### Ground Floor

#### Two front doors

Leading to:

#### Front shop area (16' x 15'5)

Radiator, stairs to first floor with cupboard under.

#### Rear Shop Room (23'5 x 7'8)

Period fireplace, radiator.

### First floor

#### Room One (15'8 x 17'7)

Two radiators.

#### Room Two (9'8 x 7'5)

Radiator.

#### Kitchen (11'9 x 7'3)

Base unit with working surface over, inset sink unit, radiator. Wall mounted gas fired boiler for central heating and hot water.

#### Cloakroom

Wc, wash basin.

## Curtiledge

Please note there is no outside space and no parking with this property. Parking is available in the town. For further information contact Holt Town Council, Nelson House, 2 White Lion Street, Holt, Norfolk NR25 6BA. Telephone 01263 712149.

## General Information

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

**Terms:** The unit is available by way of a new full repairing and insuring lease. Lease negotiable.

**Commercial Rating:** Currently A1 retail, however this could be changed subject to gaining the necessary change of use via North Norfolk District Council.

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

**VAT.** VAT is not applicable.

**Legal Costs.** Each party will be responsible for their own legal fees.

**Rateable Value:** £6100 April 2026.

**Availability:** The property is available from July 2026.

**Viewing:** Strictly by appointment via the sole agents, Pointens Estate Agents. Telephone 01263 711880.

**Ref:** H313486.

## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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