



A RARE CHANCE TO RENT A PROMINENT CAFE NEAR THE CENTRE OF HOLT

HOLT | NORTH NORFOLK

An opportunity to rent a light, open and substantial ground floor cafe with a mezzanine above, situated near the centre of Holt within the charming Appleyard complex.

RENT £24,000 P.A.

BROWN & CO

DESCRIPTION

3 Appleyard, Holt, Norfolk, NR25 6AR.

Unit 3 Appleyard is a flexible cafe just off Holt High Street. The unit is located in a prime position in Appleyard with excellent frontage and easy access from the High Street, Budgens car park and the rest of Appleyard.

On the ground floor the unit boasts a flexible seating/serving area and a kitchen/store. On the first floor there is additional space together with a W.C.

Outside there is a seating area for exclusive use by the unit.

LOCATION

Appleyard is an attractive retail location in a prime trading position within Holt connecting the town's main car park to the south and the High Street to the north. Currently Appleyard is home to a fine collection of shops, including national retailers such as Fat Face and Neptune.

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.

ACCOMMODATION

Name	Sq M	Sq ft
Ground Floor	41.4	445
First Floor	30.1	323
Total	71.5	768

These measurements are approximate and taken from the VOA.

VAT

It is understood that VAT is applicable.

EPC

EPC rating D (82).

RATEABLE VALUE

The Rateable Value is £23,750.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

Brown & Co

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Norfolk,
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