

01263 711167 | holt@brown-co.com



31 Bull Street, Holt , NR25 6HP FOR SALE £255,000

A spacious and prominent commercial investment opportunity close to the town centre.

- Good street frontage close to a car park and facilities.
- Stone's throw from the High Street
- Flexible accommodation currently let as an Indian Restaurant with accommodation on the first floor.

1151 sq ft (107 sq m)

Location

Holt is a busy 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.

Description

31 Bull Street offers a rare opportunity to purchase a prime commercial unit close to the centre Holt just off the High Street. It is located in an easily accessible area on Bull Street. The unit is currently let providing an exciting investment opportunity.

The property offers well proportioned accommodation over two floors which could be suitable for a variety of uses subject to planning. The ground floor is currently utilised as a restaurant and kitchen with the first floor used as accommodation.

Accommodation

Name	Sq M	Sq ft
Ground Floor	TBC	TBC
First Floor	TBC	TBC
Total	107	1151

These measurements have been taken from the EPC.

EPC

Band E

Business Rates

Rateable Value £8,700

Terms

Offers are invited for the freehold premises which are currently let under the following terms:-

10 year term from 11/02/2020
£18,500 p.a.

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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