



## A PRIME OPPORTUNITY TO RENT A GROUND FLOOR RETAIL UNIT IN THE HEART OF BLAKENEY.

BLAKENEY | NORTH NORFOLK

A fantastic opportunity to occupy this attractive and well known premises in one of north Norfolk's most popular coastal villages.

GUIDE £12,000 pax

**BROWN & CO**

## DESCRIPTION

30 High Street is an attractive and Grade II Listed retail premises with a prominent frontage onto Blakeney High Street and just a short distance from The Quay.

Internally the accommodation which has a wealth of charm and character consists of a fully glazed and spacious retail areas as well as a well fitted commercial kitchen. Outside there is a small store and a W.C. together with an area for bin storage.

The premises was previously used for the sale of food and alcohol but could be suitable for a variety of uses (subject to planning permission).

## LOCATION

Full address: 30 High Street, Blakeney, Holt, Norfolk, NR25 7AL.

The popular village of Blakeney is situated on the north Norfolk Coast close to Morston and the Georgian town of Holt.

There are many fine walks along the seashore and the surrounding marshes while the busy High Street provides a range of commercial retail shops, galleries, first class restaurants, hotels and The White Horse public house.

Although small, Blakeney is extremely popular with a large catchment of holiday makers and locals visiting the village and Quay throughout the year,

Blakeney is a conservation area within an Area of Outstanding Natural Beauty and famous for bird reserves and sailing facilities.

## ACCOMMODATION

Name	Sq M	Sq ft
Shop	47.6	513
Ext Store	10.5	113
<b>Total</b>	<b>58.1</b>	<b>626</b>

These measurements are approximate.

## VAT

It is understood that VAT is not applicable.

## EPC

C (54).

## RATEABLE VALUE

The Rateable Value is £12,250

## TENURE

Leasehold.

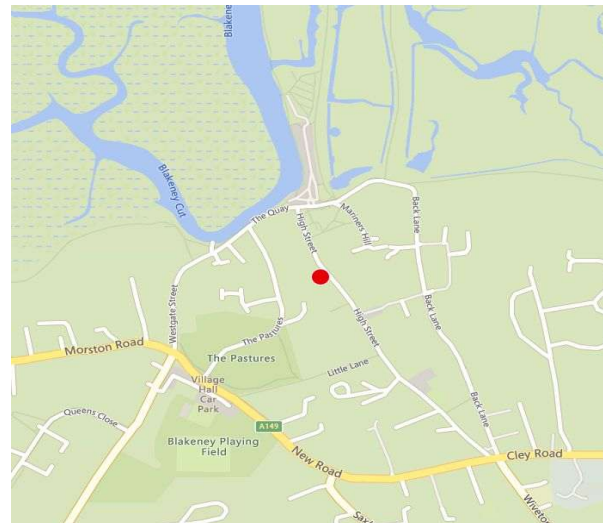
A new head lease for the premises is available on fully repairing and insuring terms with the length and other terms to be determined.

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

**Brown & Co**  
1A Market Place  
Holt  
Norfolk,  
NR25 6BE

**Tom Cator**  
01263 713143  
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