

01263 713143 | holt@brown-co.com



3 Market Place Holt, NR25 6BE **TO LET**

Well Proportioned Prime Retail Unit Located in the Heart of Holt

- Flexible two storey unit with retail and office potential
- Opportunity to occupy from 29/06/2026
- Prime location in the centre Holt Market Place

Guide £25,000 p.a.

Location

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 and rising rents 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 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

3 Market Place is an attractive Grade II Listed two storey property located in the very heart of Holt Market Place. The premises comprise of a well proportioned ground floor retail area which could be used for a variety of uses subject to planning, and includes a further two offices/stores, kitchen and W.C. on the first floor. The unit occupies a fantastic position within the town offering excellent frontage.

Accommodation

Name	Sq M	Sq ft
Ground Floor	17.9	193
First Floor	25.1	270
Total	43	463

All areas are approximate and taken from the VOA.

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

EPC

TBC

Business Rates

Rateable Value £12,500

Terms

The premises will be available on an internal repairing (to include all windows, doors, shop front, fascia, external decoration and maintaining and cleaning gutters and downpipes) and insuring terms for a length and term to be agreed.

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 letting.

Viewing & Further Information

Strictly by appointment through the sole letting agent:-

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

Tom Cator
01263 713143
tom.cator@brown-co.com



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