



01263 713143 | holt@brown-co.com



Ground Floor 3 Church Street Holt, NR25 6BB **TO LET**

Well Proportioned Ground Floor Unit

- Flexible ground floor unit with retail and office potential
- Opportunity to take the lease on via assignment.
- Good location just off Holt Market Place

Guide £13,000 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 Church Street is an attractive ground floor Grade II Listed property located a short distance off Holt Market Place. The premises comprise of a well proportioned and open retail area which could be used for a variety of uses subject to planning, and include a further office/store and W.C. to the rear. The unit occupies a good position within the town offering excellent frontage.

Accommodation

Name	Sq M	Sq ft
Front Retail Area	29.9	322
Rear Office/Store	18.3	197
Total	48.2	519

All areas are approximate.

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 £9,300

Terms

Lease via assignment for the premises is available on fully repairing

and insuring terms. The lease dated 27/11/2024 is for 10 years. The current rent is £13,000 p.a. Increasing every 3 years with break clauses due on 01/12/2027 & 01/12/2030.

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

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