

01263 711167 | holt@brown-co.com



The Old Fire Station, Holt , NR25 6HX **FOR SALE £165,000**

A spacious and prominent retail/office investment opportunity in the centre of town just off the High Street.

- Good street frontage close to a car park and facilities.
- Stone's throw from the High Street
- Flexible accommodation currently let to Sequence (UK) Ltd.

481 sq ft (44.7 sq m)



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 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

The Old Fire Station offers a rare opportunity to purchase a prime Grade II Listed semi-detached retail unit close to the centre Holt just off the High Street. It is located in an easily accessible area next to Chapel Yard with one of the towns principle car parks next to the property. The unit is currently let providing an exciting investment opportunity.

The property offers well proportioned open accommodation over two floors which could be suitable for a variety of uses subject to planning.

Accommodation

Name	Sq M	Sq ft
Ground Floor	26.2	282
First Floor	18.5	199
Total	44.7	481

These measurements have been taken from the VOA.

EPC

TBC

Business Rates

Rateable Value £9,700

Terms

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

10 year FRI term from 10/08/2016
£12,000 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



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared in May 2016.