



**B & J SEAFOODS**

*Traditional Family Butchers*

**ALLARDS**

*3 Generations Quality Counts*

**FISHMONGER**



**B & J SEAFOODS**  
For Quality  
**FRESH FISH,  
LOCAL SHELLFISH**  
Tel: 01263 710178

P  
1 Hour  
1 Hour  
No vehicles  
within 1 Hour

45 Bull Street, Holt

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Independent Estate Agents  
**Pointens**

### **The Property**

A rare opportunity to acquire a freehold commercial premises with a good size courtyard to the rear with parking and outbuildings. The property is situated in Bull Street a short distance from the centre of the town. The property is currently occupied by established butchers Allards. The property extends to about 400 square feet and currently has A1 retail planning permission.

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.

### **Directions**

From the sole agents office, on foot, turn left into the High Street. Take the second left hand turning into Shirehall Plain. Bear right into Bull Street. No 45 will then be found on the left hand side opposite the entrance to Fish Hill.

### **Accommodation**

The accommodation comprises:

#### **Retail Shop (16'2 x 15')**

Double fronted window display, air conditioning unit. Door to:

#### **Preparation Room One (13'7 x 7')**

Fitted shelving, pedestal washbasin, stainless steel sink. Hot water heater, electric power and light, door to courtyard.

#### **Preparation Room Two (9'2 x 6'10')**

Tiled floor, fitted shelving, electric power and light.

#### **Rear Corridor**

Sink with hot water heater.

#### **Cloakroom**

Wc.

### **Curtilage**

To the rear of the shop is a courtyard measuring 50' x 27'. This provides off street parking for several vehicles. There are three brick and flint outbuildings: Building One (9'10 x 6'6) Building Two (9'6 x 6'6) Building Three (13'6 x 4'4)

## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage.

**Business Rates:** Rateable Value £7,700.

**Legal Costs:** Each party will be responsible for their own legal costs incurred in documenting the sale.

**Local Authority:** North Norfolk District Council. Tel: 01263 513811.

**Energy Performance Certificate:** To be confirmed.

**Viewings:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

**VAT:** We understand that VAT is not applicable.

**Existing Lease:** Details of the current lease etc are available from sole agents upon request.

### Agents Note:

Intending purchasers will be asked to produce original Identity. Documentation and Proof of Address before solicitors are instructed.

**Reference:** H313211.

## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

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Independent Estate Agents

**Pointens**

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