

TOWN CENTRE SHOP TO LET

REDUCED RENT

**27 – 31 HIGH, STREET,
HOLT, NR25 6BN**

LOCATION

Holt lies in the centre of the renowned North Norfolk area close to the coast and approximately 25 miles north-west of Norwich. It is home to Gresham's School and popular with second home owners, and visitors attracting a wide range of retailers offering a remarkably high quality retail environment, including the well-known **Bakers & Larners** department store, **Neptune, Joules, Fat Face, Byfords, Boots** and many **independent retailers**.

The property is located in the High Street and is extremely prominent on arrival into the town from Norwich and the North Norfolk coastal towns. The building has for many years been occupied by Bakers & Larners as a home furnishing centre and offers well proportioned, clear space, which is highly unusual in this historic town.

ACCOMMODATION

The premises comprise the following approximate dimensions and areas:-

Gross Frontage	28'11"	8.81 m
Maximum Depth	69'7"	21.21 m
Sales Depth	64'8"	19.71 m
Ground Floor:		
Sales	1,311 sq ft	121.71 sq m
First Floor:		
Sales/stock	1,339 sq ft	124.39 sq m

TENURE

The property is being offered by way of a new full repairing and insuring lease for 10 years at a commencing rental of **£30,000 pax** (plus VAT if applicable), subject to a fifth year upward only rent review.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following rating assessment of £27,250 with effect from 16 April 2018 (and list alteration date 7 November 2018). Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors
Contact: Carol Cooper
Tel: 01603 666630
Email: carol@fdarrah.co.uk

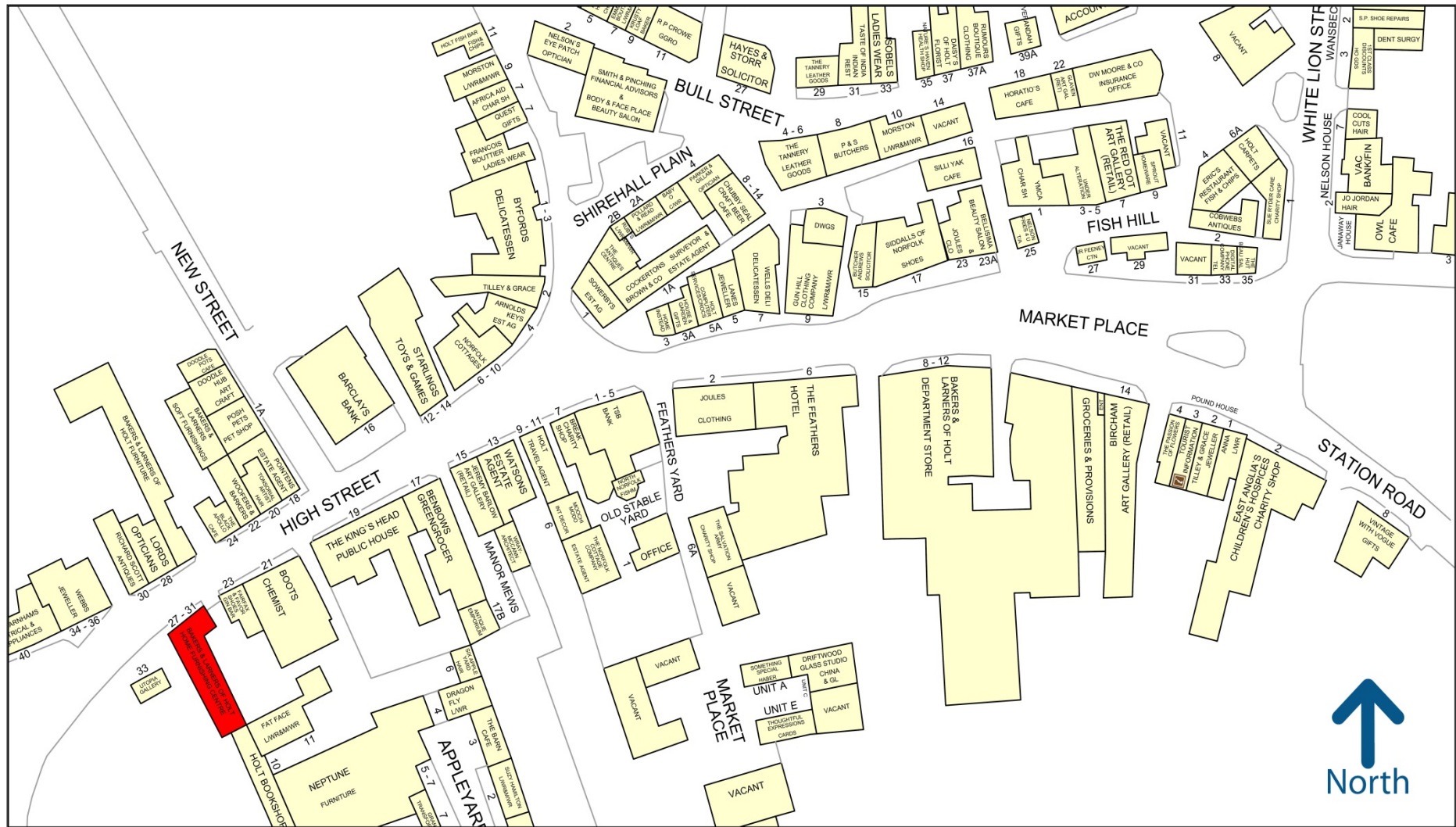
SUBJECT TO CONTRACT

January 2020

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RETAIL





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