



## SHOP TO LET Due to relocation



### 4-6 BULL STREET HOLT, NR25 6HP

#### 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 homeowners, and visitors attracting a wide range of retailers offering a remarkably high quality retail environment, including the well-known **Bakers & Larners** department store, **Anna, Neptune, Joules, Fat Face, Byfords** and **Two Magpies** and many **independent retailers**. The town has recently featured in the Press due to the quality and variety of its High Street.

The property is extremely prominently located on the corner of Bull Street, Shirehall Plain and Albert Street. A direct path to the heart of the High Street runs immediately past the shop.

#### ACCOMMODATION

The property provides accommodation on ground floor and basement with the following approximate areas:-

##### Ground Floor:

Sales	643 sq ft	59.7 sq m
Office	55 sq ft	5.1 sq m
Kitchenette	24 sq ft	2.2 sq m

##### Basement:

Storage	316 sq ft	29.3 sq m
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#### TENURE

The property is available by way of an assignment. The current lease expires on 21 November 2026 at a rent of £23,250 pax. The rent review is outstanding from 22 November 2022. More details are available. A surrender and new lease may be considered subject to agreeing suitable terms.

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£20,500** with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. Further 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 joint sole agents:-

#### Francis Darrah Chartered Surveyors

Contact: Carol Cooper  
Tel: 01603 666630  
Email: [carol@fdarrah.co.uk](mailto:carol@fdarrah.co.uk)

#### SUBJECT TO CONTRACT

October 2023

Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

**Tel: 01603 666630**

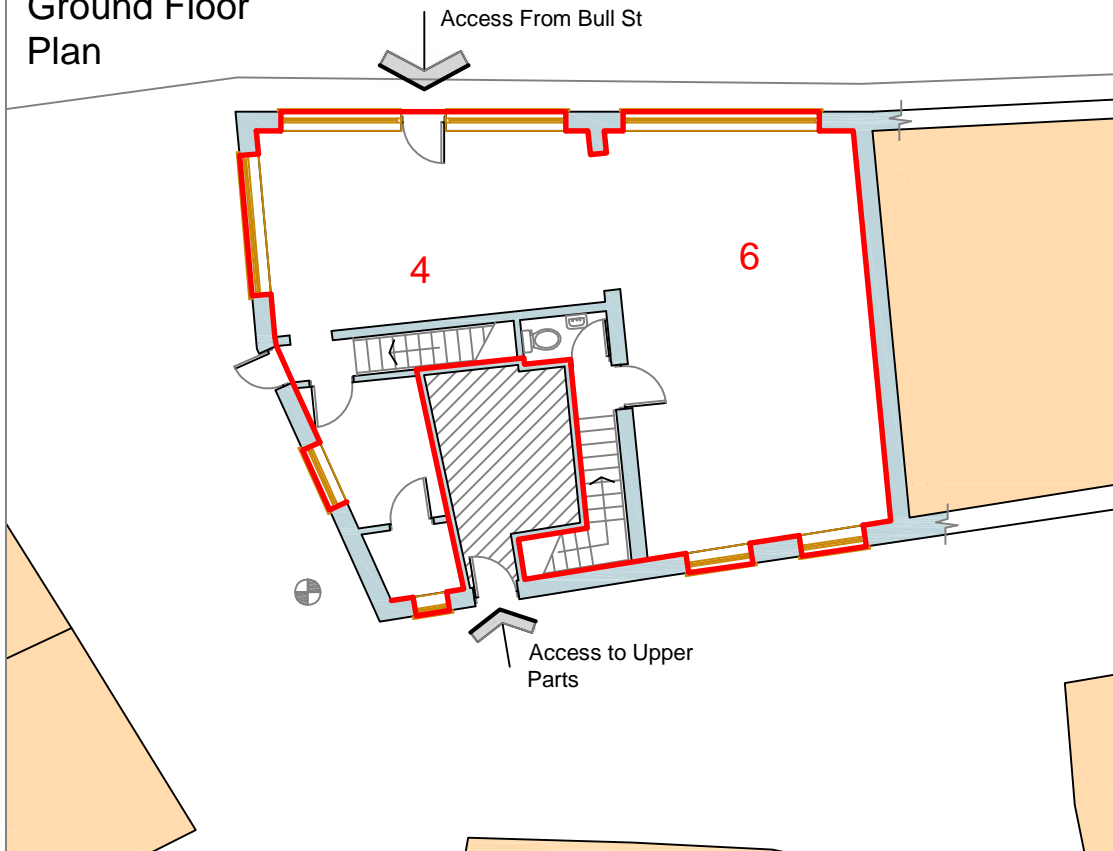
1 Bank Plain, Norwich, NR2 4SF

**Email: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)**

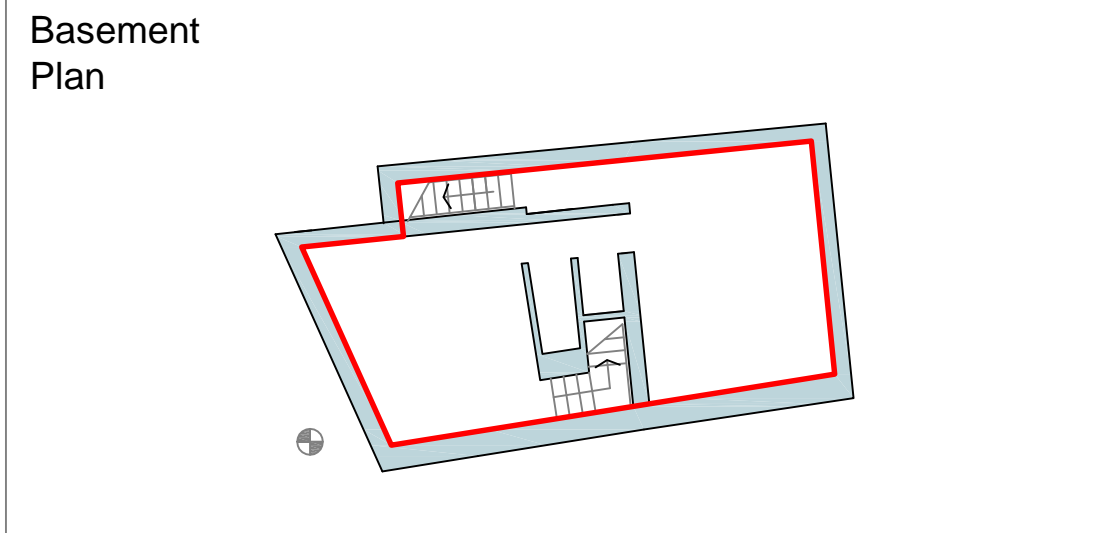
**[www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)**

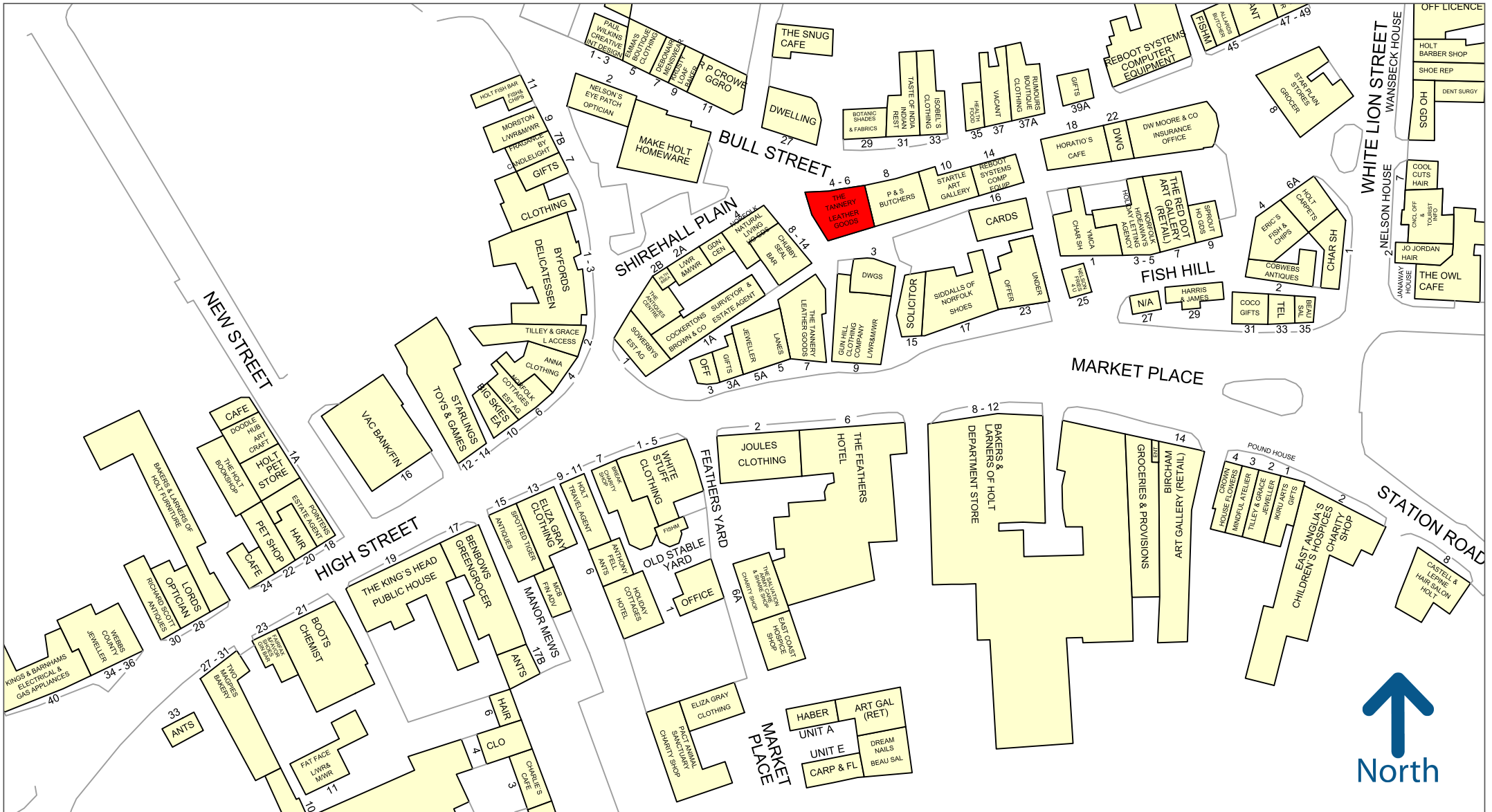
RETAIL

### Ground Floor Plan



### Basement Plan





50 metres

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Experian Goad Plan Created: 21/07/2023

Created By: Francis Darrah

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