

RETAIL

Lambert | Livesley | King



GROUND FLOOR RETAIL PREMISES

3 CHURCH STREET, HOLT, NORFOLK, NR25 6BB

49.26 SQ M (530 SQ FT) GROUND FLOOR RETAIL

- GROUND FLOOR PREMISES
- PERIOD HOLT LOCATION
- REFUBISHED PREMISES

www.lambertlivesleyking.co.uk
01603 926 166

55 Colegate
Norwich
Norfolk
NR1 3DD

LOCATION

Holt is a Georgian Market Town in North Norfolk, Approximately 22 miles North of Norwich and 10 miles West of Cromer. Nearby occupiers include the Owl Café, Holt Tourist Information and Greshams school to name but a few.

DESCRIPTION

The accommodation comprises the ground floor of a period building benefiting from a period shop front onto Church Street with period flint wall and rear area with wc. The premises are accessed from Church Street and a side return to the rear area. The Church Street Car Park provides overflow car parking to the town at peak times.

ACCOMMODATION

We have measured the premises in accordance with the RICS code of measuring practise and provide the following approximate net internal area as follows:

Description	Sq m	Sq ft
Sales Areas	49.62	530
WC	-	-
NIA	49.26	530

LEASE TERMS

The premises are available to let on a new lease for a term to be agreed at a rent of £13,500 per annum exclusive.

BUSINESS RATES

The VOA website lists the ground floor as having a rateable value of £8,000 per annum effective as of the 1st April 2017.

VAT

Our clients reserve the right to charge VAT in line with current legislation.

IMPORTANT NOTICE

Lambert Livesley King Ltd, their clients and any joint agents give noticed that:

1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lambert Livesley King have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Compiled: June 2020

LEGAL COST

Each part is to be responsible for their own costs in the transaction.

EPC

The premises are grade 2 listed.

VIEWINGS

Strictly by appointment through the agents:

David Lambert

david@lambertlivesleyking.co.uk

01603 926 166

