

## FREEHOLD PROPERTY FOR SALE

29 Market Place, Holt, Norfolk, NR25 6BE



### LOCATION

Holt is a historic market town, lying close to the north Norfolk coast. Holt is situated approximately 21 miles to the north west of Norwich and the town serves mainly a tourist and rural economy.

The town is on the route of the A148 King's Lynn to Cromer Road. The town is close to the coast and a short walk away from Holt Country Park.

### SITUATION

The property is situated on the main retail pitch in on Market Place and backs on to Fish Street.

Nearby occupiers include Joules Clothing, Lloyds and a host of independent boutique retailers.

### DESCRIPTION:

The subject property comprises a two-storey detached building of stone construction with glazed retail frontage and a pitched tiled roof.

The retail unit comprises the ground floor banking hall with ancillary offices to the rear.

The first floor is accessed via a staircase to the west of the property and provides an interview room, a staff room with kitchenette and a unisex toilet.

### TENURE

Freehold

## ACCOMMODATION

The unit extends to the following approximate floor areas:

Ground Floor: 395 sq ft / 36.71 sq m  
1<sup>st</sup> Floor Ancillary: 269 sq ft / 24.98 sq m

**TOTAL NIA:** 696 sq ft (64.69 sq m)

## RATES

Rateable Value	£15,500
UBR	0.504
Rates Payable	£7,812

Interested parties should verify these figures with the Local Authority.

## PLANNING:

The unit currently benefits from A2 planning use.

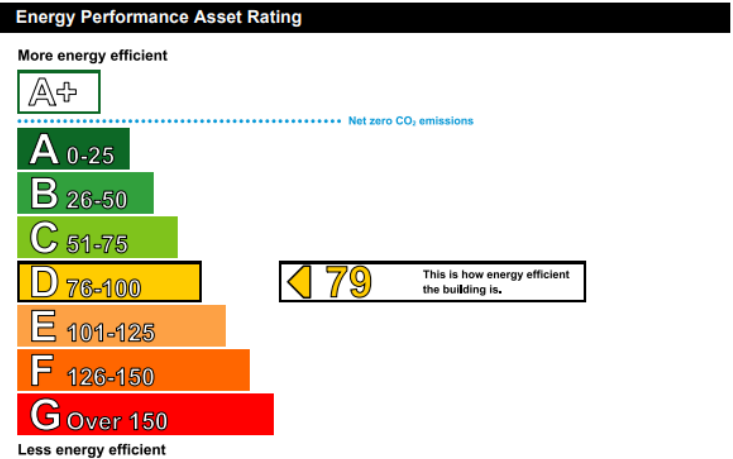
## VAT

The property is not elected for VAT

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE



## PROPOSAL

We are instructed to seek unconditional offers in excess of **£180,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

## VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn.

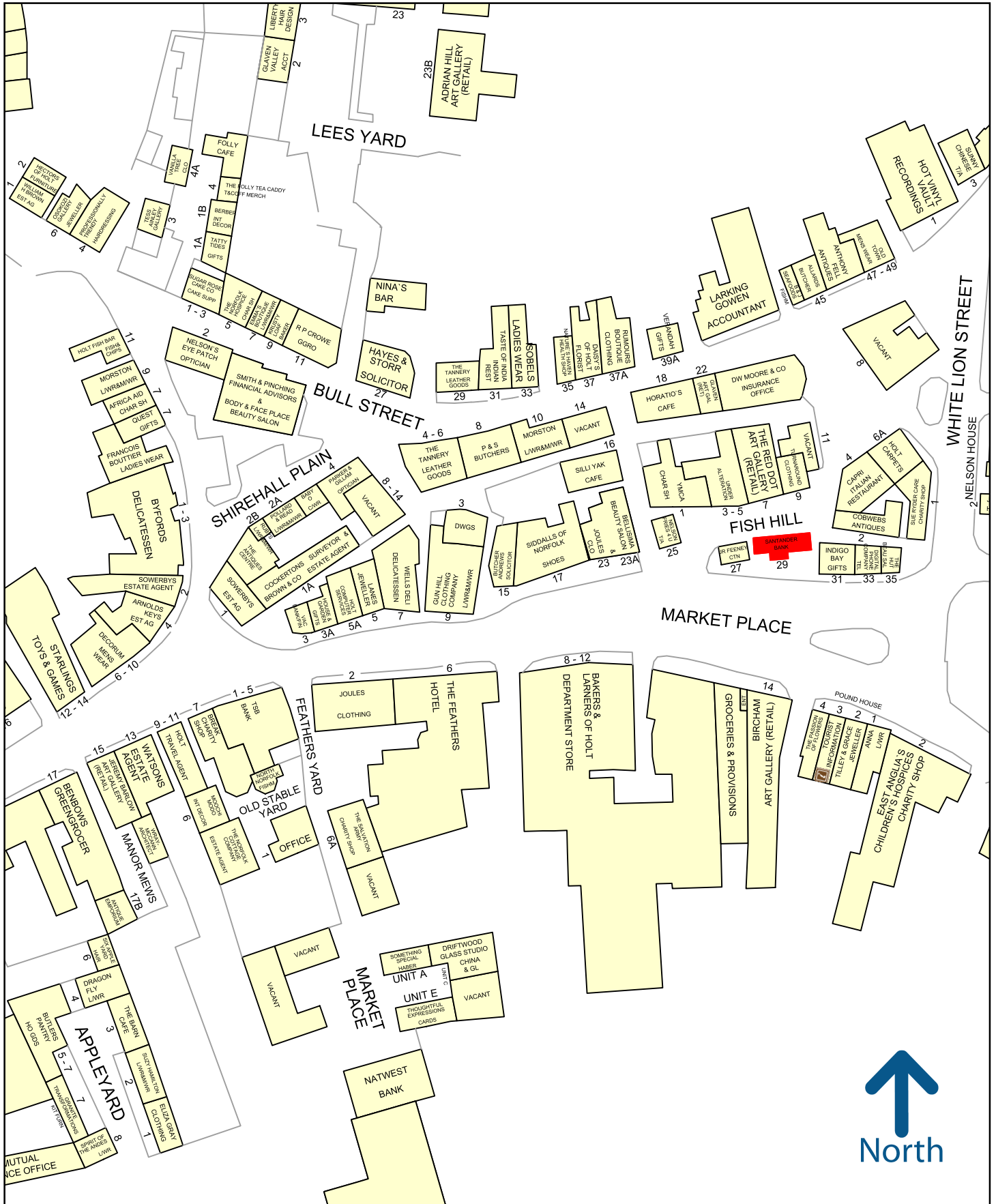
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### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
  2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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Created By: G L Hearn

