RESIDENTIAL & COMMERCIAL PROPERTY
ARCHITECTURE & PLANNING
AGRICULTURE & LAND

BROWN & CO
COCKERTONS

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22 Bull Street, Holt

£12,800 pax

A rare opportunity to rent a prominent retail/office premises with the benefit of a one bedroom flat above in the centre of town.

- Prominent location within the centre of Holt.
- Potentially ready for immediate occupation.
- One bedroom flat with separate access above.

22 Bull Street, Holt, NR25 6HP

LOCATION

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 and rising rents throughout recent economic uncertainties.

Holt has a catchment population of about 13,400 with a wider area reaching from Cromer in the east, Well Next The Sea to the West and Saxthorpe to the south.

Bull Street runs behind and parallel with Holt High Street and the market place. 22 Bull Street lies towards the Eastern end close to Fish Hill where there is access from the back door along the alley.

ACCOMMODATION: COMMERCIAL

Ground Floor 248 sq.ft. (23.1 sq.m) An attractive light retail area with a window facing onto Bull Street. There is an opening through to another retail/office area and access to the rear of the shop and to the flat above with stairs leading down to the basement.

Cellar 69 sq. ft. (6.41 sq.m) There are stairs down into the cellar which could be a store room.

Terms The premises are available on a new full repairing and insuring lease for a length of 5 years.

Outgoings

Rateable value £6,200

ACCOMMODATION: RESIDENTIAL

Entrance Hall Separate entrance with wood panelled entrance door and stairs leading to the first floor.

Hallway Storage cupboard, wall mounted thermostat, stairs to second floor.

Kitchen 7'3x6'11 UPVC double glazed window to rear aspect, gas fired boiler, work surfaces, space for electric oven and hobs with extractor fan above, drop down sink, storage area with shelving.

Sitting Room 12'9x11'11 Sealed unit double glazed window to front aspect, feature fire place, TV point, radiator.

Bathroom 6'8x4'8 Low level WC, pedestal hand wash basin, panelled bath with Triton shower above, tiled splash back surround, extractor fan, radiator.

Bedroom Reduced head height with roof pitch 18 (plus eaves) x 13 UPVC double glazed Window to rear and side aspect, eaves storage, cupboard with hanging rail and shelf, radiator.

Viewing

Viewing strictly by appointment with the sole agents Brown and Co Cockertons.

GENERAL REMARKS and STIPULATIONS

EPC TBC

Tenure and Possession: The Property is leasehold.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to rent.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Holt office on 01263 711167.

These particulars were prepared in January 2018.

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