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## **8 FISH HILL, Holt, Norfolk, NR25 6BD** **TO LET £20,500 PAX**

Town centre retail premises

- Well located ground floor retail unit
- Close to Adnams Cellar & Kitchen, Holt Carpets & Holt Post Office
- Flexible internal layout

**86.52 sq m (931 sq ft)**



### Location

The Georgian market town of Holt is situated in North Norfolk approximately 23 miles north of Norwich and 9 miles west of Cromer.

The town has a population of 3,810 (2011 census) and is a popular tourist destination with a strong retail offer made up of a range of independent retailers including Byfords, The Tannery, Gunhill Clothing and Bakers & Larners & Joules, along with a number of national fashion retailers such as Fat Face.

The subject premises are well located off the market place to the east of the town centre at Fish Hill close to Adnams Cellar & Kitchen, the Post Office and Holt Carpets.

### Description

The premises comprise a ground floor retail unit within a two storey detached Grade II listed building, which has most recently been occupied by an antiques centre.

The main entrance leads into a large open plan sales space, with display windows, with further retail, storage and amenity areas to the rear.

One dedicated car parking space is available to the rear of the premises for use during the day and time restricted public car parking is available in front of the property.

### Accommodation

Measured on a net internal floor area basis the property provides the following approx floor area.

	sq ft	sq m
Front sales	426	39.59
Rear sales	337	31.32
Rear stores	118	10.93
Kitchen/store	50	4.68
<b>TOTAL</b>	<b>931</b>	<b>86.52</b>

The front and rear sales area ITZA is 594.5 sq ft.

### Services

Mains water, electricity and drainage are connected to the property. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

### Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Charging Authority	North Norfolk
Description	Shop & premises
Rateable Value	£15,500
Rates payable for 2019/2020	£ 7,610

### Tenure

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a rental of **£20,500 per annum exclusive**.

### VAT

It is understood VAT will is not applicable.

### Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

### EPC Rating

This property is Grade II Listed and therefore no EPC is required.

### Viewing & Further Information

Strictly by appointment with the sole letting agent:-

#### Brown & Co

The Atrium  
St George's Street  
Norwich, NR3 1AB  
Tel: 01603 629871



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