



### Tenure

Freehold.

### Location

Holt is a market town in the county of Norfolk and lies some 4 miles south of the North Sea coast and Cley-Next-The-Sea, some 32 miles north-east of King's Lynn and 24 miles north-west of Norwich. The town is served by the A148.

The property is situated on the east side of Fish Hill, close to Market Place and its junction with White Lion Street.

Occupiers close by include Joules, Sue Ryder, YMCA, East Anglia Children's Hospice Shop, Bakers & Leners of Holt department store and TSB Bank, amongst a variety of local traders.

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a self-contained one bedroom flat above. The flat is accessed via a staircase at the rear of the building.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

## Holt 2 Fish Hill Norfolk NR25 6BD

- **Freehold Shop and Residential Investment**
- Shop let on a new lease (by way of lease renewal) until 2021
- Includes a self-contained flat let on Assured Shorthold Tenancy
- Town centre location
- No VAT applicable
- Total Current Rent Reserved  
**£12,000 pa**



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	A P Buchanan (t/a Cobwebs Antiques)	Gross Frontage 4.30 m Net Frontage 2.80 m Shop Depth 8.25 m Built Depth 11.35 m (14' 2") (9' 2") (27' 1") (37' 3")	3 years from 15.02.2019 IR & I	£7,500 p.a.	Reversion 2022
Flat	Individual	First Floor – 1 Bedroom Flat (1)	12 month Assured Shorthold Tenancy from 01.04.2006	£4,500 p.a. (£375 p.c.m.)	Holding over

(1) Not inspected by Allsop. Accommodation provided by vendor.

**Total £12,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Nick Kingsley, Sprake and Kingsley LLP. Tel: 01986 891940 e-mail: [nkingsley@sprakekingsley.co.uk](mailto:nkingsley@sprakekingsley.co.uk)