



Versatile Business Unit Near Popular Tourist Location 77.73 m² (837 SqFt)

Office/Retail

To Let

SELF-CONTAINED BUSINESS UNIT WITH EXTERNAL STORAGE AND COURTYARD

SUITABLE FOR A RANGE OF CLASS E USES

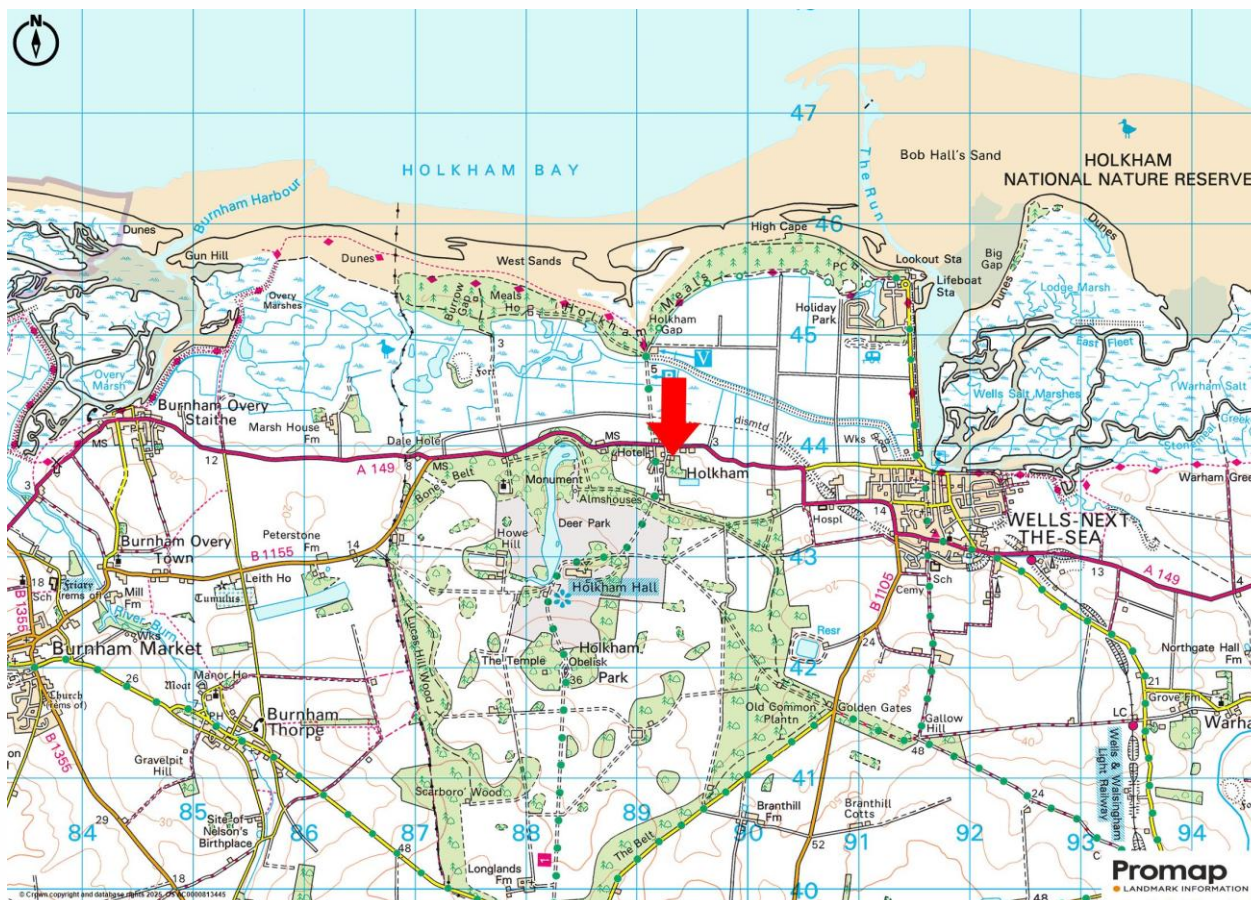
A SHORT DISTANCE FROM HOLKHAM BEACH

HIGH LEVEL OF VEHICULAR AND PEDESTRIAN TRAFFIC

AVAILABLE IMMEDIATELY

The Village Shop, Holkham, Wells-next-the-Sea NR23 1AD

The property is located in Holkham Village, approximately two miles west of Wells-Next-The-Sea and 12 miles north of Fakenham. It occupies a prominent position on the A149 coast road, benefitting from high levels of passing traffic throughout the year. The property is in close proximity to the nationally renowned Holkham Beach and Holkham Hall. Nearby occupiers also include Adnams and The Victoria Hotel.



Description

The property comprises a range of buildings, including a highly visible retail space fronting the main road, known as The Village Shop, which is predominantly open-plan and includes an adjoining kitchen and WC facilities.

To the rear, a large courtyard provides access to a prefabricated office building and additional external storage.

Two on-street parking spaces are available for customers or staff, with further parking within the village.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate Net internal floor areas:

Description	M ²	Sq Ft
Village Shop	35.04	377
Kitchen	9.93	107
Office	21.82	235
External Storage	10.94	118
Total NIA	77.73	837

Terms

The property is available on a new internal repairing and insuring lease, for a term to be agreed. **Price on application.**

Business Rates

Please contact the agents for further information.

**Small Business Rate Relief of up to 100% may be available. <https://www.gov.uk/apply-for-businessraterelief/small-business-rate-relief>*

Legal Costs

Each party to bear their own costs.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: C

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/120

