



Back To The Garden Café/ Restaurant

Near Holt, North Norfolk

TO LET

Flexible terms to be negotiated

KEY POINTS

- Stunning Grade II listed barn conversion with the option of a beautifully designed outdoor seating area
- Tourist hub location in North Norfolk on the outskirts of Holt with good access off the A148
- Fixtures and fittings available (by separate negotiation)
- Opportunity to form part of a thriving Rural Estate promoting sustainable farming and organic food produce



DESCRIPTION

This prominent property is situated at Breck Farm, a collection of traditional farm buildings. The Grade II listed barn is shared with the Estate's multi-award winning farm shop 'Back To The Garden' a well-known popular destination for locals and tourists, selling a range of food products which are locally sourced including sustainable produce from the Estate farm. The Café/ Restaurant (approximately 206 sq m / 2,220 sq ft) has been sympathetically converted to showcase a range of original architectural features. The property comprises a single story large open dining area with 58 covers, a professional kitchen and WC facilities with good off road parking.

All fixtures and fittings available by separate negotiation.

LOCATION

The property is situated between the picturesque rural villages of Little Thornage and Sharrington, approximately 2 miles from Holt, within the district of North Norfolk.

The café/ restaurant is well positioned adjoining the A148 King's Lynn to Cromer road which is the main route to the popular North Norfolk coastline.

THE PREMISES

Back To The Garden Café/ Restaurant: approximately 206 sq m (2,220 sq ft) comprising:

Dining Area

Fully Equipped Kitchen

WC Facilities

Additional space available: Storeroom/ Prep Room, Office, Courtyard Garden.

SERVICES

Services are shared with the adjacent farm shop. Mains electrics are connected to the premises, and there is a private water and foul system. Heating is from a shared woodchip boiler system. Kitchen equipment will be taken over as seen and interested parties should undertake necessary tests to ensure the working order of these.

BUSINESS RATES

Business rates will be the responsibility of the occupier. Re-assessment of the premises will be arranged by the Landlord prior to letting.

TENURE

The premises are immediately available to let under a full repairing and insuring lease outside of the security of tenure provisions within

Sections 24 to 28 of the Landlord and Tenant Act 1954.

Draft Lease available on request.

VAT

It is understood that VAT is applicable and will be charged on the Rent and Service Charge.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection to the letting of this property.

EPC RATING

The property has an EPC rating of B.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent.





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IMPORTANT NOTE

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