



Picnic Fayre

Cley next the Sea, Norfolk NR25 7AP

Picnic Fayre

Freehold retail property and business for sale

The Old Forge, High Street, Cley next the Sea, Norfolk NR25 7AP
Car Park, New Road, Cley next the Sea, Norfolk NR25 7RL

Location

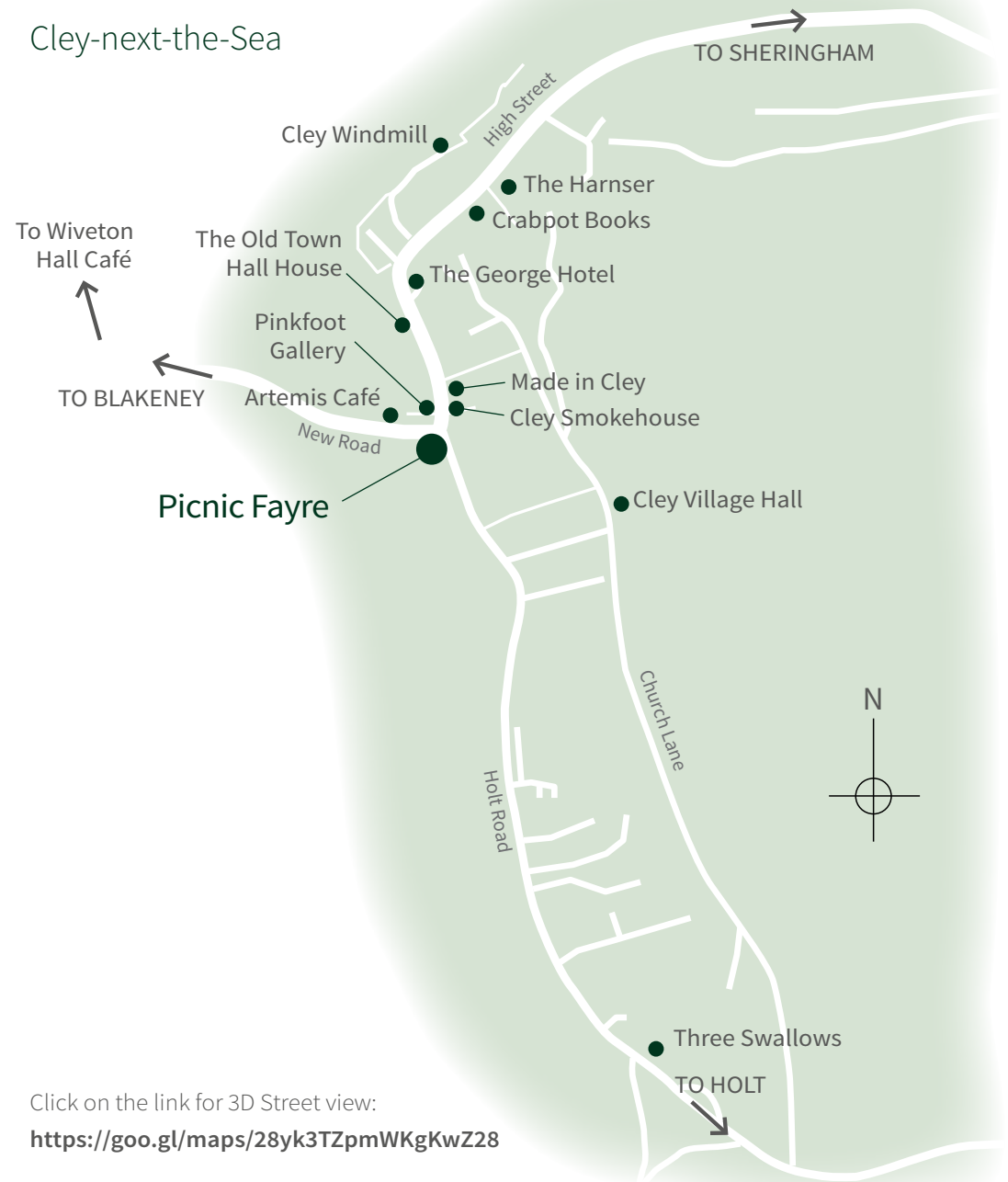
Cley next the Sea is a village in North Norfolk, approximately 27 miles north west of Norwich, 4.5 miles north west of Holt and 1 mile east of Blakeney. The property is situated in the centre of the village on the junction with the High Street, Holt Road and New Road. Both the High Street and New Road form part of the A149 coast road.

The property is located in an extremely prominent and desirable, corner location on the Norfolk Coast Road. Other nearby occupiers include The George Hotel, The 3 Swallows, Cley Smokehouse, Made in Cley, Artemis Café, the iconic Cley Windmill B & B and Wiveton Hall Café.



It is worth noting the area is home to numerous private schools including Beeston Hall, Beeston Regis and Gresham's School in the Georgian market town of Holt, a 10 minute drive, the nearest airport is a 45 minute drive with direct flights to many European cities, Edinburgh and London. London by car is a 2.5 hour drive.

Cley-next-the-Sea



Click on the link for 3D Street view:

<https://goo.gl/maps/28yk3TZpmWKgKwZ28>

Accommodation

The property comprises the ground floor of a link semi detached building of brick and flint construction under a pitched and hipped tiled roof. The property has timber single glazed windows. Internally, the building known as The Old Forge is utilised as a delicatessen and provides the following accommodation:

Ground floor sales area: 1053 sq ft / 105 sq m

- Storage area / wine area / office / WC
- Separate car park and portacabin

A short distance from The Old Forge is an area of land referred to as the car park extending to the south of New Road. This is predominantly laid to shingle and provides car parking and storage.

“Life still exists before dotcom, in the beautiful village of Cley next the Sea.”

John Pryor

Floor Plan





Norfolk Wines
Homemade Pates & Quiches
Local Preserves, Chutneys, Mustards



AGED WILDUNG
FASTENING
SOURDOUGH
HOMEMADE
CARES
PUMPKIN SPICE
ALL THINGS
NICE!



Handmade
Speciality
Breads
Homemade
Cakes
Norfolk
& Continental
Cheeses

FINE WINES **Picnic Fayre** DELICATESSEN



Bley Forge

Use

The property benefits from an A1 retail use.
Turnover in excess of £600k p.a.

Quoting Price

Further information is available upon request.

Business Rates

Rates payable for the Forge 2019: £3,110.31 pax
Interested parties are advised to make their own enquiries
with the VOA.

Available

Immediately, subject to contract.

Contact

Further detailed information is available upon request
from sole agent:

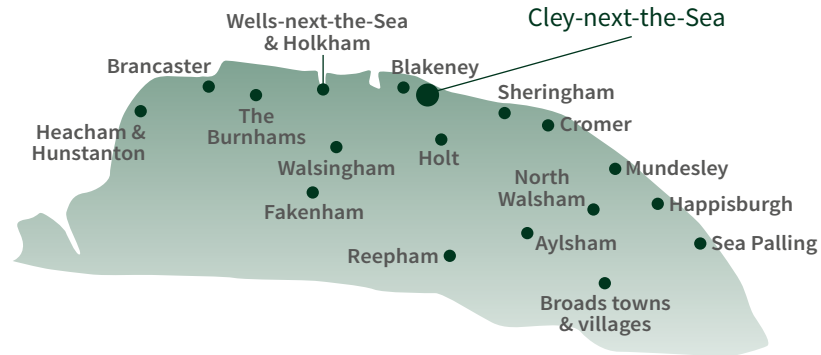
Melandra Curley
DeWitt's Commercial Property Advisors
M: +44 (0)7917 657 749
E: mcurley@dewittsproperty.com

‘ A Deli to ditch the diet for, crammed full of imaginative versions of English picnic classics – pork pies with chorizo, sausages smothered with sweet chill sauce and home baked lavender bread. Plus gooey handmade fudge and Portuguese custard tarts. Yum. ’

Lonely Planet



North Norfolk



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Picnic Fayre opened its doors in 1984 with the purpose of promoting as much locally produced food and drink as possible. Supporting local farmers and stocking over 1,000 products from freshly baked goods made inhouse to cheeses, charcuterie, pickles, wine, and the famous own recipe Lavender bread.

Over the years Picnic Fayre has gained an exemplary reputation and has developed many other exciting products. These include the ever popular Moroccan Spice Paste and Chilli and Chocolate Spice Paste, many of which have been exported worldwide.

The delicatessen is unique as it is set in Cley's historic Forge which was converted to a shop in 1968 since it had been left to deteriorate after the 1953 flood.

Blacksmith demonstrations continued until it was converted to a delicatessen by John Pryor in 1984, later to be joined by his wife Victoria in 1997.



The Old Forge