

Business Sale

£70,000



# THE WANDERING WHELK, HOLT

Well-established café business in the popular North Norfolk market town of Holt, offering over 40 internal covers, additional courtyard seating and clear potential for growth through extended trading hours and events.

Holt, Norfolk.

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# PROPERTY SUMMARY

**1.** Well established café business in the popular North Norfolk market town of Holt, trading since 2019.

**2.** Two-storey premises extending to approximately 1,116 sq ft (103.6 sq m) with seating for 40+ covers internally.

**3.** Recently renovated courtyard seating area providing a further 20–30 covers during warmer months.

**4.** Scope to grow the business through evening trading, private events and potential alcohol licence.

**5.** Asking price £70,000 for the goodwill and fixtures & fittings, with accounts available to genuinely interested parties.



# DESCRIPTION



Paul Hubbard Commercial are pleased to present an opportunity to acquire a well-established café business located in the popular North Norfolk market town of Holt.

The Wandering Whelk has been trading since 2019 and occupies a characterful two-storey premises in Chapel Yard, just off Albert Street, benefiting from strong year-round trade driven by both tourism and a loyal local customer base. The business is offered for sale with all fixtures and fittings included (with the exception of the coffee machine), presenting a genuine turnkey opportunity for an incoming operator.

The premises extend to approximately 1,116 sq ft (103.6 sq m) arranged over two floors. The ground floor provides a main seating and dining area measuring approximately 16'3" x 14'8" together with a retail/service area of approximately 24'9" x 15'1", and a fully fitted commercial kitchen measuring approximately 14'8" x 8'6". The first floor provides further customer seating and dining space measuring approximately 15'1" x 12'9", along with storage and customer WC facilities. The business currently accommodates over 40 covers internally, with scope to increase this if the retail area were adapted.

Externally, the café also benefits from access to a recently renovated courtyard area capable of providing a further 20–30 covers during the warmer months. The courtyard has recently undergone a significant improvement project funded through government grants and collaboration between local businesses, landlords and the council, aimed at enhancing the area and increasing footfall to this part of the town.

The café currently trades during daytime hours only (generally between 10am and 3pm, with slightly extended hours on Saturdays) and is operated by a small team of six part-time staff. There is clear scope for growth through extending trading hours, introducing evening service or private events, and potentially applying for an alcohol licence, none of which are currently in place. This makes the business particularly well suited to an owner-operator, couple or family looking for a lifestyle business with further potential.

The premises are held on a 9-year lease from 2019 at a current rent of £15,600 per annum, with the landlord willing to discuss terms for a new lease if required. The courtyard area is rented separately at approximately £150 per month on a flexible arrangement. Accounts and further trading information are available to genuinely interested parties. The business is offered for sale at an asking price of £70,000 for the goodwill, fixtures and fittings.

All legal costs associated with the transaction are to be covered by the purchaser.









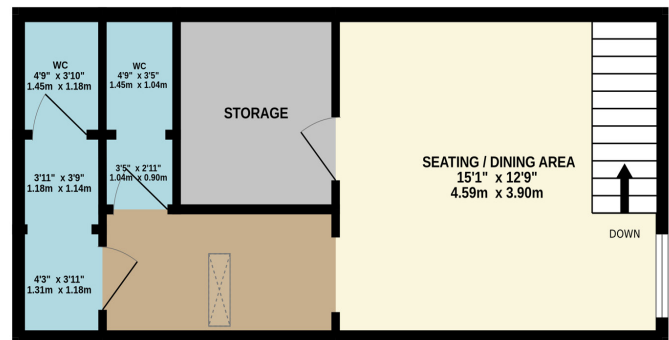
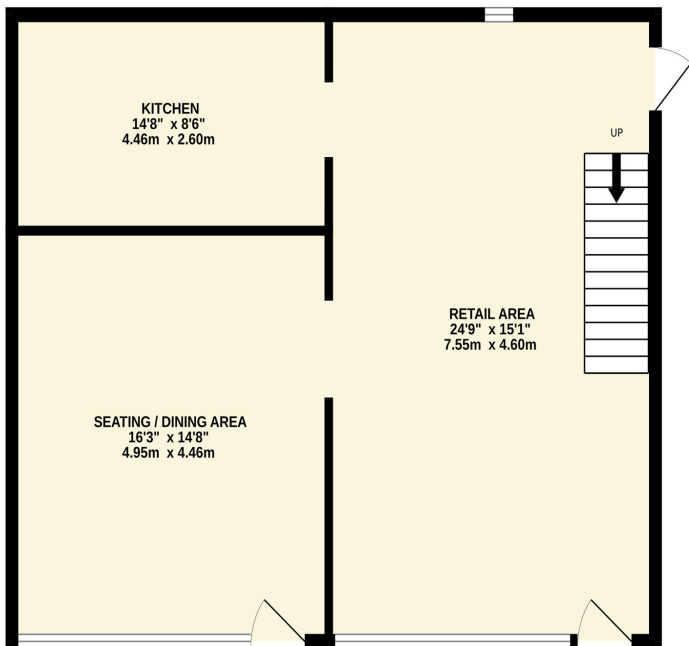






GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.

1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

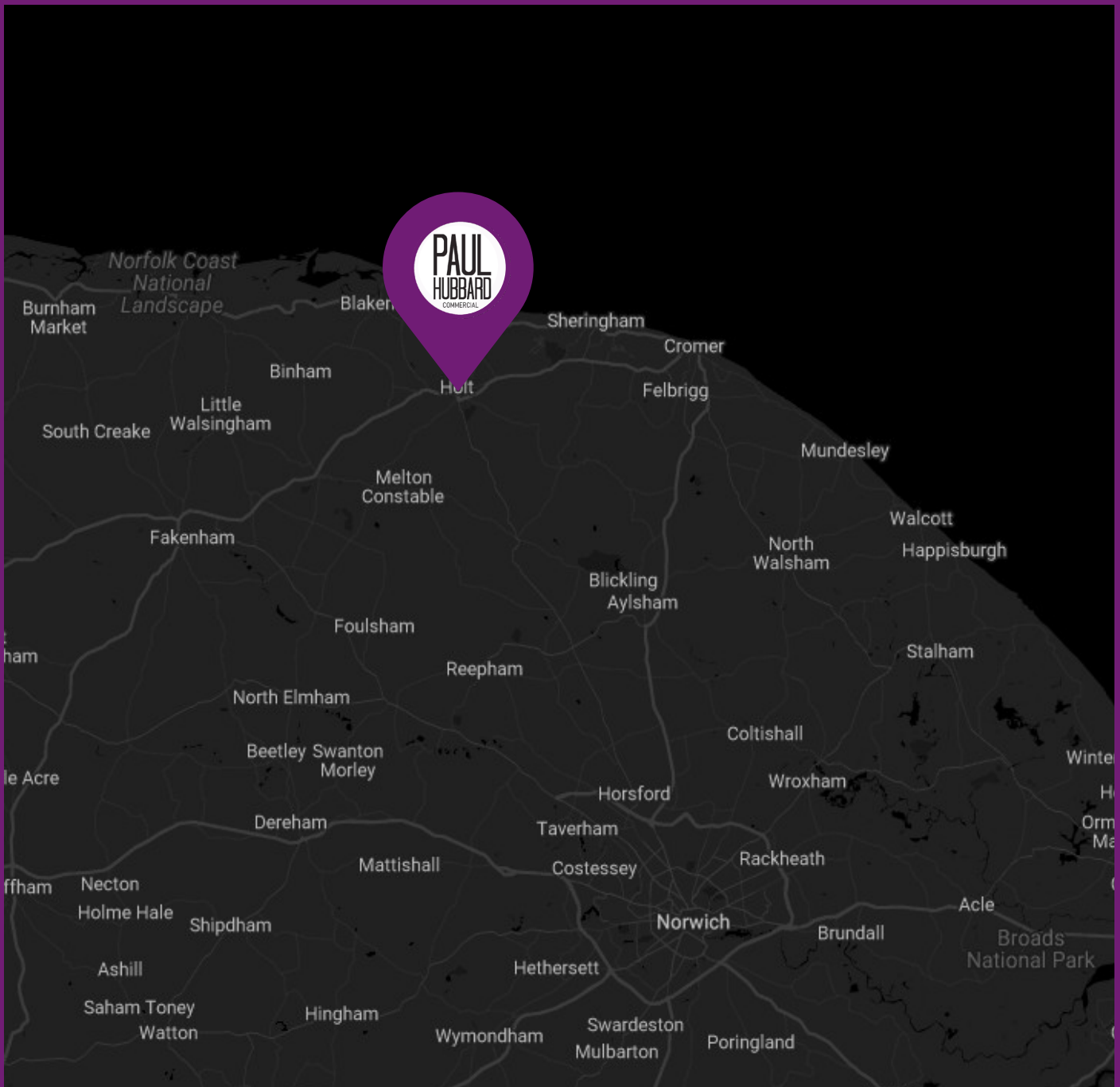
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# LOCATION



**The Wandering Whelk**  
**7-8 Albert Street**  
**Holt**  
**Norfolk**  
**NR25 6HG**

Holt is a highly desirable and affluent market town in North Norfolk, well known for its attractive Georgian architecture, independent retailers, cafés and restaurants. The town attracts significant visitor numbers throughout the year, particularly during the summer months, while also benefiting from a strong and loyal local customer base from surrounding villages. Its proximity to the North Norfolk coastline and popular destinations such as Blakeney, Cley-next-the-Sea and Wells-next-the-Sea makes Holt a popular stop for tourists and day visitors, supporting a thriving hospitality and retail sector.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



## WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 4 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

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## CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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