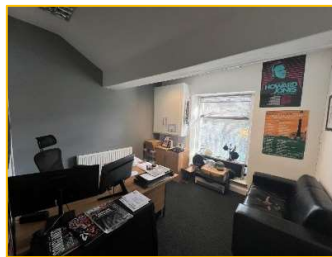


**19 Huddersfield Road
Holmfirth
HD9 2JR**

**Rent
£12,500
per annum**



RETAIL/OFFICE PREMISES

65m² (700ft²)

- Open plan ground floor with first floor offices
- Prominent main road position
- Edge of main shopping district

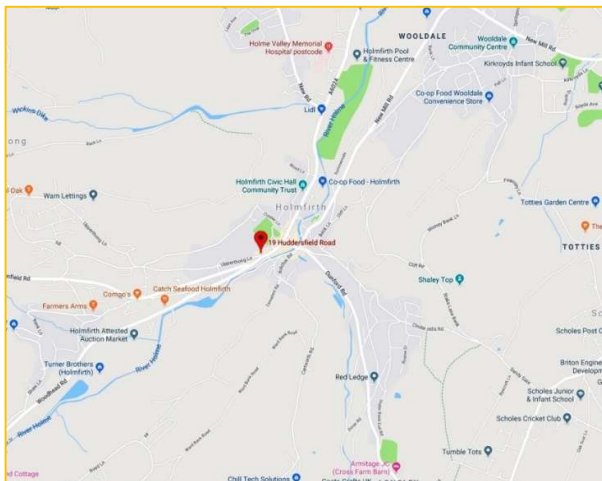
DESCRIPTION

The property comprises an open plan, ground floor retail unit together with ancillary storage and office accommodation plus staff welfare facilities.

The property is suitable for a variety of retail/office uses in a prominent position at the edge of Holmfirth's popular retail centre and is in a prominent position with high volumes of passing vehicular traffic.

LOCATION

The property is situated in a prominent main road position within Holmfirth which is a town approximately seven miles south of Huddersfield, being the principal centre of the Holme Valley. The town provides a range of predominantly local independent businesses in addition to a Co-op convenience store and Lidl supermarket.



ACCOMMODATION

GROUND FLOOR

Sales area 29m² (312ft²)

MEZZANINE

Small Kitchen and toilet facilities 7m² (75ft²)

FIRST FLOOR

2 Rooms with connecting passage 29m² (312ft²)

RENT

£12,500 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£3,500

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2024/25). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

jonathan.wilson@bramleys.com

George Aspinall

george.aspinall@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT is not chargeable on the rent.

EPC ASSET RATING: D

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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