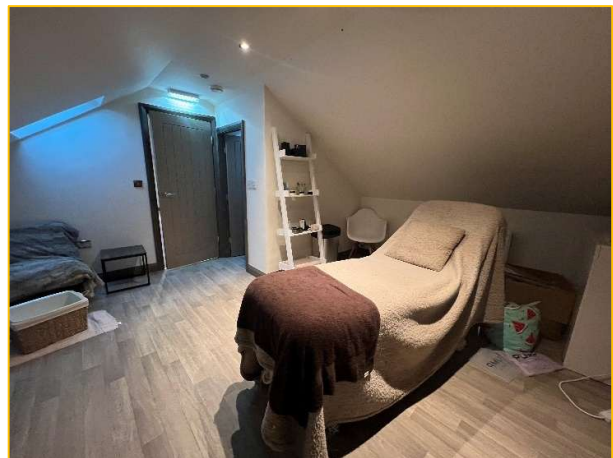


**Moor Bottom
Honley
Holmfirth
HD9 6DN**

**Rent:
£7,800
per annum**



1st FLOOR RETAIL/OFFICE PREMISES

39.95m² (430ft²)

- Popular village centre position
- Would suit a variety of retail/office uses, subject to planning

DESCRIPTION

The property comprises the 1st floor of this two storey detached building which provides modern first floor accommodation. The property has been used for beauty/aesthetic purposes and would suit the ongoing use.

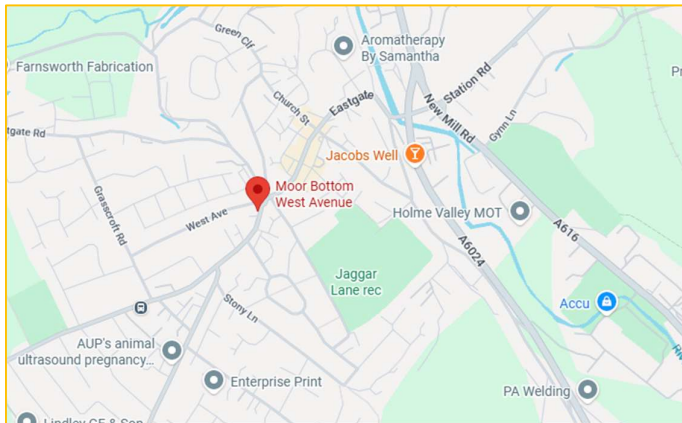
The property has two modern rooms each with their own toilet and could be used by two occupiers.

The property would suit the ongoing use as a beauty clinic but would also suit uses such as office and retail.

LOCATION

The property is positioned in the centre of Honley village which is a popular location amongst local businesses which benefit from trade from residents of the village and surrounding areas within the Holme Valley.

Honley is positioned approximately 4 miles to the south of Huddersfield town centre and 3 miles to the north of Holmfirth off the Woodhead/Huddersfield Road.



ACCOMMODATION

■ FIRST FLOOR
Sales Area

39.95m² (430ft²)

RENT

£7,800 per annum

RATEABLE VALUE & UNIFORMED BUSINESS RATES

£5,700

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2025/26). It is recommended that the ingoing 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

VIEWING

Contact the Agents.

Jonathan Wilson MRICS

Jonathan.wilson@bramleys.com

Sheraz Muhammad

Sheraz.muhammad@bramleys.com

LEASE TERMS

The premises are offered by way of a new lease for a term to be negotiated on effective full repairing & insuring terms.

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.

LEGAL COSTS

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

VAT

VAT is not charged on the property or rent.

EPC ASSET RATING: TBC

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 insitu 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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