



42 Station Road, Holmfirth

INVESTMENT OPPORTUNITY

This is a rare opportunity to purchase this substantial 3 storey property which incorporates a large commercial space on the ground floor and part of the first floor. Above this there is a good sized self contained 3 bedroom apartment over the two upper floors with ground floor entrance. Both are currently let generating a total combined income of £22,700 per annum. The property as a whole was extensively renovated to a high standard by our clients circa 2012 with care taken to preserve the original character alongside quality modern fittings. Externally there is a terraced garden to the rear and a large garage and parking area located a few doors up Station Road. The property enjoys an enviable location on the outskirts of Holmfirth which appeals to both residential and commercial tenants.

Holmfirth

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Holmfirth HD9 3JH
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Slaithwaite

Britannia Mill, Britannia Road,
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Commercial Premises

The ground floor of the property features a large open plan salon area which we understand was originally 2 separate shops, with large display windows and an inset doorway with curved glass surround and leaded lights over. There is a tiled floor, feature exposed stone chimney breast and 2 central heating radiators. Recessed from the second salon area you will find a kitchenette and wc facilities. A recessed staircase leads to the first floor commercial accommodation.



Salon



Treatment Rooms

On the first floor you will find a treatment room with large glazed roof lantern, a fully tiled tanning room and laundry / store room which has a sink unit, central heating boiler and door to the rear. A lobby area also features stairs out to the side passageway.

Living Accommodation

This is accessed via a private ground floor entrance hall with tiled area and staircase leading to the first floor landing. On the landing there is a blocked up entrance to the Store / Laundry Room.



Lounge

The lounge is of a good size and features windows to the front, exposed beams to the ceiling engineered wood flooring, open chimney breast with double sided log burning stove and stone hearth.



Dining Kitchen

The kitchen is also of excellent proportions and is partially open plan to the lounge. It is fitted with an excellent range of base units and wall cupboards with solid wooden work surfaces and island unit with overhanging breakfast bar. The units are fitted with an excellent range of modern appliances. The kitchen again features windows to the front, exposed beams to the ceiling, engineered wood flooring and the reverse of the open fireplace.

Landing / Hall

On the second floor there is a spacious landing which provides access to the 3 double bedrooms. A short set of steps leads down to the large rear entrance hall which leads to the bathroom and has a rear entrance door.



Bedroom 1

A large double bedroom with windows to the front and beam to the ceiling.



Bedroom 2

Another double bedroom with windows to the front.



Bedroom 3

Again a double bedroom with windows to the rear.



Bathroom

The house bathroom is of excellent proportions and features a large walk in shower, freestanding bath, twin washbasins and a low flush wc. The walls are fully tiled and there is a large lantern type rooflight to the ceiling.



Outside

To the rear of the house there is a terraced garden area which enjoys pleasant roof top views over Holmfirth.



Garage 14'2" x 12'10" (17'8" max)

A good sized garage with electric remote controlled roller shutter door, electric light and power, water and separate alarm system. There is also a parking area with space for 2 vehicles in front.



Tenancies

The commercial element of the property is let on a 6 year Lease from 1st October 2021 to 30th September 2026. This is subject to a rent review on 1st October 2024. The rent payable is £12,500 per annum payable in 12 monthly instalments.

The property is insured by the landlord with half of the Insurance premium paid by the tenant of the commercial premises.

The residential element is let on 12th month Assured Shorthold Tenancy from Thursday 13th October 2022. The rent is £850 per calendar month (£10,700 per annum). The current tenants have occupied the property since 2018.

Copies of the agreements are available on request from our office.

Tenure

We understand that the property is freehold.

Additional Information

Energy rating: Salon 44 (Band B). Living accommodation 65 (Band D).

Viewing

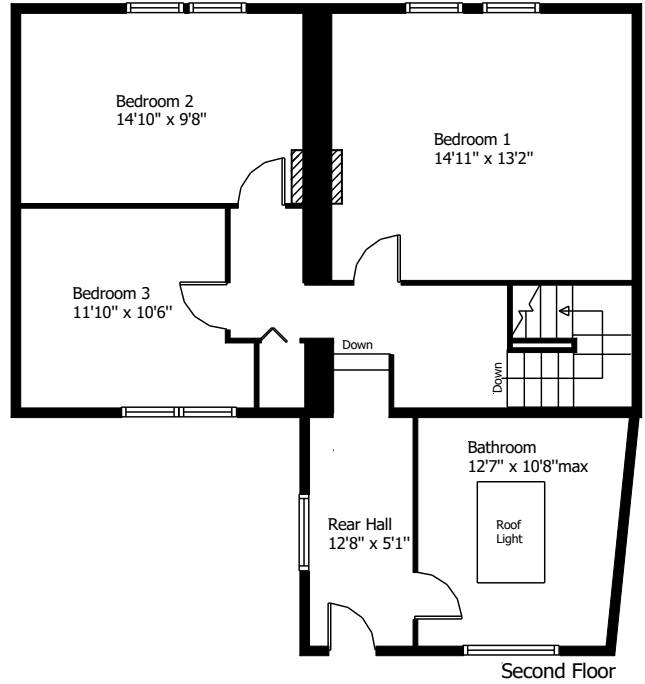
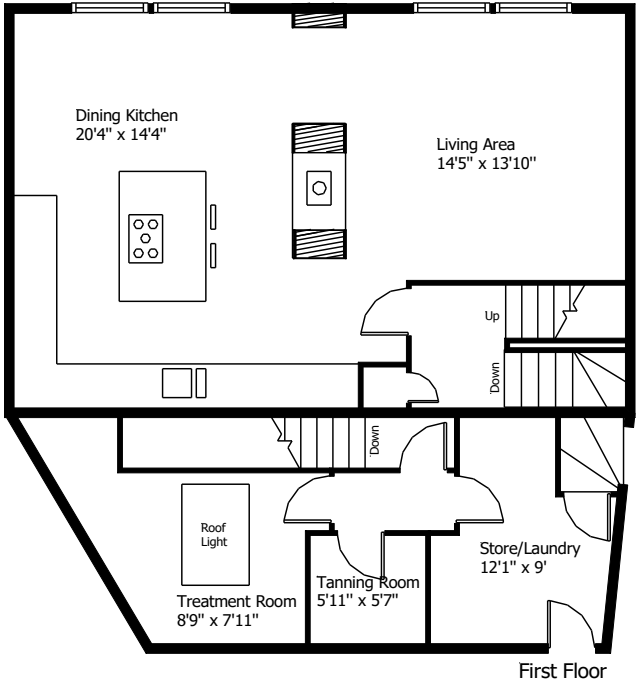
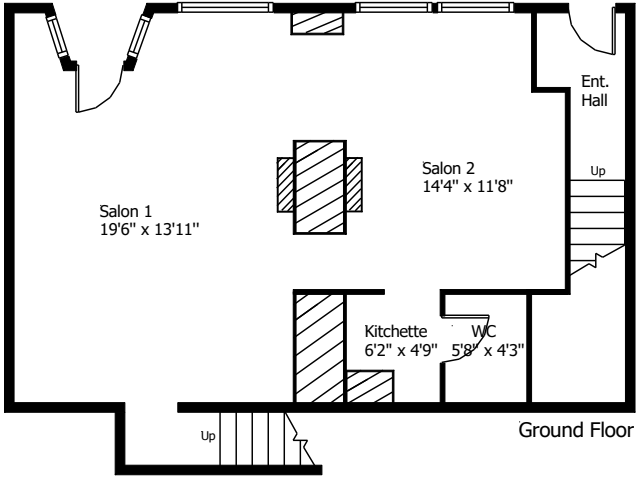
By appointment with Wm Sykes & Son.

Please note that we will work hard to accommodate all requests to view but due to the commitments of the respective tenants, some times may not always be possible.

Location

Head out of Holmfirth on the A635 Station Road towards New Mill. The property will be found on the right-hand side just after Back Lane and opposite Bridge Lane. Viewers are advised to park in Holmfirth and proceed on foot. The nearest public car park is located down Station Road on the opposite side of the road.

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