Wm Sykes & SON EST. 1866

Offers in the region of

£235,000

78 Huddersfield Road, Holmfirth

A rare opportunity to purchase this 2 storey stone built commercial property with main road frontage in the heart of Holmfirth. The property provides approximately 1200 square feet of accommodation with a large open plan office on the ground floor, further offices on the first floor with kitchenette and staff WC. There is also an additional cellar / store beneath the property. It is well presented with a gas central heating system, a combination of traditional wooden framed windows and modern double glazed units, whilst retaining traditional features such as stone fireplaces and built in cupboards.

Please Note:

Note that this is the top 2 floors of a 4 storey building with a 2 storey cottage located beneath on Norridge Bottom – this property is currently let out but the owner of the building would consider selling the entire building as one. The tenure of the whole is currently freehold but it is expected that a freehold and leasehold scenario will be created if the two parts are sold separately.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
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Slaithwaite
Britannia Mill, Britannia Road,
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Accommodation

GROUND FLOOR (approx. 600 sqft)

Entrance Lobby
With glazed entrance door to the front, automated roller shutter door leading into the main office space.

Office 1

Office 1 18'10" x 33'4" (29'10" min)
A large open plan office space which features traditional widows to the front, 2 uPVC double glazed windows to the rear, various built in cupboards, laminated wood flooring, 4 central heating radiators, broad staircase to the first floor and an additional staircase down to the cellar. In the centre of the room is a large bespoke desk unit.

Cellar 14'8" x 12'9" (18'11" max)
Stone stairs lead down to the cellar which features a stone floor and has been used for storage. It also features a data cabinet which is connected to the wiring.

FIRST FLOOR (approx. 600sqft)

Landing Area **12'1" x 14' max**
A large open plan landing / sitting area which has been used as a breakout space. With central heating radiator.

Office 2 **13'5" x 13'10" (12' min)**
Open plan and up a step from the landing area. With 2 sash windows to the front, chimney breast with cast iron fireplace, built in cupboard to one side. Also featuring a bespoke desk unit.

Office 3 **14'7" (13'10" min) 5'1"**
A smaller private office with window to the front.

Kitchenette **15'7" x 4'11" (10'3" max)**
With 2 windows to the rear, fitted kitchen units with stainless steel sink, central heating boiler and space to accommodate a dining table.

WC
With low flush wc and pedestal washbasin.

Outside Front

Outside Rear

Additional Information

Commercial energy rating 111 (Band E). Our online checks show that Ultrafast Fibre (FTTP) broadband is currently being built in the area and, mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

Rateable Value

The current rateable value of the property is £12,250. Rates are calculated on a multiplier of 55.5p or 49.9pm for small businesses.

The property was most recently occupied by a Small Business and the annual business rates were £509.40 for the period of 1st April 2025 to 2026 after additional Small Business Relief.

Interested parties must make their own enquiries as to suitability for claiming such relief.

Viewing

By appointment with Wm Sykes & Son.

Directions

From the centre of Holmfirth traffic lights, turn right onto Huddersfield Road. The property is located on the right.

78 Huddersfield Road, Holmfirth

Floor plans are for identification purposes only.
All measurements are approximate.

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Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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