



50 Huddersfield Road, Holmfirth

INVESTMENT OPPORTUNITY

A rare opportunity to purchase this block of 4 commercial properties located in the heart of this thriving centre. 3 of the properties sit in a prominent position on the main Huddersfield Road running through the village, adjacent to the car park and market site which is currently being redeveloped. The other, being located in the basement, is accessed down a yard off Victoria Stret. 3 of the properties are subject to existing tenancies which our client is keen to continue whilst the other has recently become vacant.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk



48 Huddersfield Road

A single storey premises facing the car park currently let as a florist's shop. It features a sales area with a prominent glazed display window at the front. At the rear, there is a large prep room with windows to the side and door out to the open terrace beyond. There is also a large cellar beneath the main sales area which extends underneath the pavement in front. We understand that an area of the pavement above is also included within the title.

Sales Area	16' x 15'11"
Prep Room	18'2" x 12'
Cellar	16'10" x 11'



Sales Area



Sales Area



Prep Room



Terrace



50 Huddersfield Road

Currently let as a clothes shop (and previously used as a hair salon upstairs). Featuring a ground floor sales area with secondary sales area, kitchenette, wc and stock room on the upper floor. Note that the stock room extends over the adjacent property which is listed below.

GROUND FLOOR

Sales Area 18' x 16'11 overall



Sales Area

FIRST FLOOR

Sales Area / Salon 16'10" x 11'9" overall
 Kitchenette 5'10" x 11'9" (6'5" min)
 WC
 Stock Room 12'4" x 8'10"



Sales Area / Salon



Kitchenette



Stock Room



50a Huddersfield Road

This part of the building has recently become vacant, and we are informed by our client that a number of potential tenants have enquired about letting it. Their preference is to let the next owner make their own decision on this. It features 2 good sized sales areas to the ground floor with further rooms, a kitchenette and wc upstairs.

GROUND FLOOR

Shop 1	17'8" x 16'7"
Shop 2	15' x 14'5" overall



Shop 1



Shop 2

FIRST FLOOR

Sales / Store	15'1" x 14'4" overall
Sales / Store	16'2" x 8'9"
Kitchenette	
WC	



Sales / Store

Shops at Huddersfield Road, Holmfirth, HD9 3JH



Sales / Store



Kitchenette

Please Note

The cellar area beneath the left hand side section of 50a belongs to the adjacent property and is excluded from the Freehold of this property.



Basement Unit, 27 b Victoria Street

A large unit which sits beneath the other properties and is currently let as storage but has been utilised as a shop premises in the past.

Shop Area	20'10" x 12'6" (21'7" max)
Kitchenette / WC	10' x 6'9" overall
Store / Sales	15'9" x 10'9"
Store	13'8" x 11'11"
Store	16'10" x 4'3"

Annual Rent

The rents for the respective units are as follows:

48 Huddersfield Road	£8496 per annum
50 Huddersfield Road	£6048 per annum
50a Huddersfield Road	Currently Vacant
27b Victoria Street	£2100 per annum

Tenancies

We understand that the 3 occupied properties are currently without up-to-date tenancy agreements. It is our clients wish to continue these tenancies, and we have been advised they will not consider offers from clients seeking to buy with vacant possession.

Additional Information

Energy Rating 48 Huddersfield Road 93 (Band D)
Energy Rating 50 Huddersfield Road 62 (Band C)

Our online checks show that Fibre to the Cabinet (FTTC) is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers

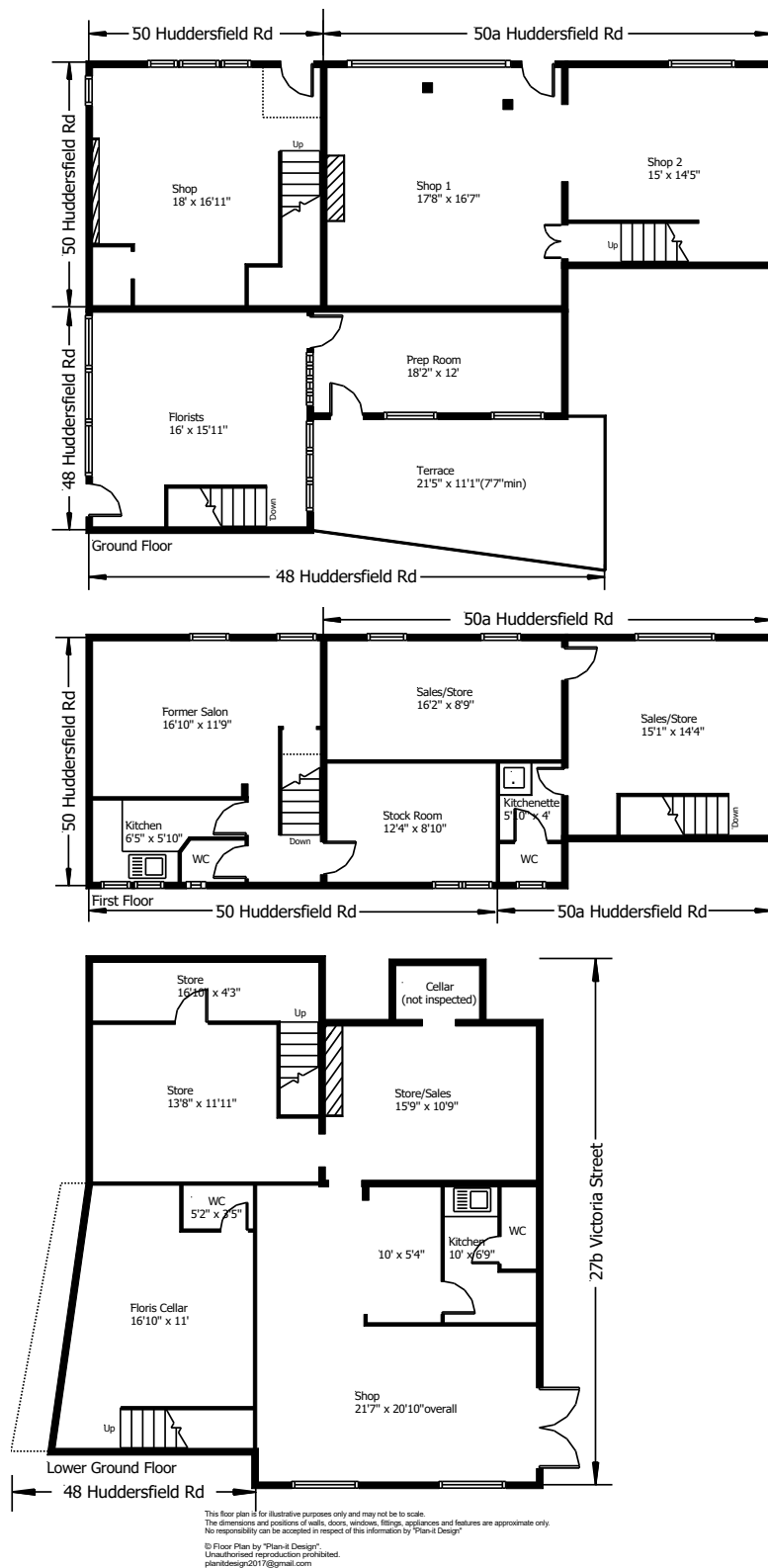
Viewing

Please respect the privacy of the tenants and book all appointments to view via our office.

Location

The property is to be found on the A6024 Huddersfield Road just after the junction with Victoria Street.

Shops At 50 Huddersfield Road, Holmfirth



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.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk