



TO LET

RETAIL UNIT

1993 sq. ft. (185.23 sq. m.)

MAY DIVIDE INTO 2 UNITS

**71BC HUDDERSFIELD ROAD, HOLMFIRTH,
HUDDERSFIELD, WEST YORKSHIRE, HD9 3AZ**

- **Ground floor retail unit with extensive frontage**
- **Prominently located fronting Huddersfield Road within Holmfirth town centre**
- **RENTAL £35,000 per annum, exclusive of business rates and VAT**

WILBYS

CHARTERED SURVEYORS

LOCATION

Holmfirth is a thriving town situated in the Holme Valley approximately 6 miles due south of Huddersfield. The property occupies a prominent main road position within Holmfirth, close to a large public car park.

DESCRIPTION

A ground floor retail unit with an extensive frontage to Huddersfield Road, considered suitable for a variety of uses subject to any necessary planning consents.

ACCOMMODATION

The ground floor accommodation (which is capable of being split into 2 equal sized units) comprises:-

Net internal width	72'4"	22.05m
Net internal depth	27'8"	8.43m
Net sales area	1993 sq. ft	185.23 sq. m

SERVICES

Mains water, drainage and 3 phase electricity are connected.

Mains gas is connected but not commissioned or metered

BUSINESS RATES

Rateable Value: £33,000
Business Rate poundage 2024/2025: 49.9p in the £

PLANNING

The property has the benefit of an existing Class E (Commercial, Business & Service uses)

LEASE TERMS

The property is offered on a minimum 5 year lease on a tenants full repairing and insuring basis.

RENTAL

£35,000 per annum, exclusive of Business Rates and VAT, payable quarterly or monthly in advance by standing order.

RENTAL BOND

A bond equivalent to 2 months rental is payable on completion of the lease.

SERVICE CHARGE

The ingoing tenant will be responsible for reimbursing the landlord a proportionate cost of the Service Charge incurred in the management and insurance of the adjacent retail and first floor residential properties.

VAT STATUS

All rental and service charge costs are subject to VAT at the prevailing standard rate.

LEGAL COSTS

The ingoing tenant is to bear the Landlords legal costs in the transaction

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating of B45.

VIEWING

Strictly by prior appointment with Wilbys.

ESTATE AGENTS ACT 1979

In accordance with the provisions of Section 21 of the Estate Agents Act 1979, notice is hereby given that the Directors of Wilbys are also Directors of the landlord company which owns the freehold interest in the property.

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website www.wilbys.net

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.



WILBYS Chartered Surveyors
6A Eastgate, Barnsley S70 2EP
Tel: 01226 299221
Email: contact@wilbys.net
Website: www.wilbys.net