



**TO LET**

**GROND FLOOR RETAIL/OFFICE UNIT**

**1,000 SQ. FT. (92.94 SQ. M.)**

**36 VICTORIA STREET, HOLMFIRTH, HUDDERSFIELD, HD9 7DE**

- Planning Class E use suitable for retail or office
- Prime position in popular tourist town
- Frontages and forecourts to Victoria St & Huddersfield Rd
- 2 no. car parking spaces
- EPC Rating C

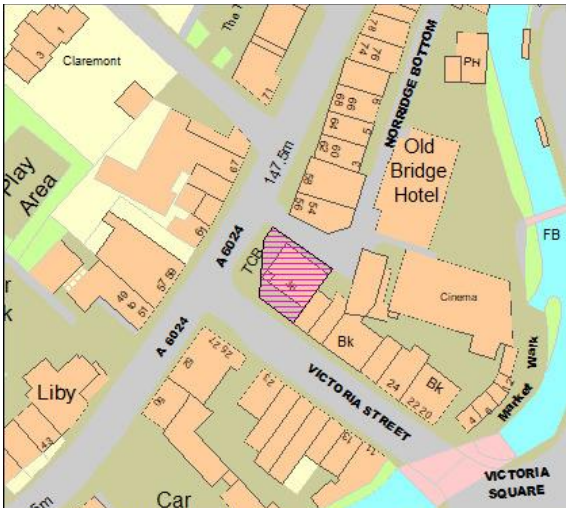
**RENTAL £ 24,000 per annum, exclusive of business rates**

**WILBYS**

CHARTERED SURVEYORS

## **LOCATION**

Holmfirth is a popular tourist town. The property is prominently positioned on the corner of Victoria Street and Huddersfield Road. Nearby facilities include the bus station and numerous reasonably priced pay and display car parks.



## **DESCRIPTION**

The property comprises the ground and lower ground floors of a modern 3 storey stone built unit, together with an open forecourt area and rear car park.

## **ACCOMMODATION**

### **GROUND FLOOR**

Retail area 906 sq. ft. (84.20 sq. m.)  
Meter room/Store  
Rear inner lobby  
Ladies & Gents toilets  
Rear landing/stairwell

### **LOWER GROUND FLOOR**

Lobby with access to rear car park  
Store/Boiler room 8'6" x 10'6"

### **OUTSIDE**

Paved forecourt to Victoria St and Huddersfield Rd  
Rear covered car park with 2 no. spaces

### **SERVICES**

All mains services are connected.

A gas fired central heating system is installed (shared with the occupier of the first floor)

### **BUSINESS RATES**

Rateable Value: £16,000  
Uniform Business Rate 2021/2022: /49.9p in the £

### **PLANNING**

Class E use suitable for retail or office

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance Certificate with a rating of C74

## **LEASE TERMS**

The property is offered for a term to be negotiated on a full repairing and insuring basis at a rental of **£24,000 per annum**, exclusive of business rates, payable monthly in advance by standing order.

## **RENTAL BOND**

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

## **SERVICE CHARGE**

A charge is made to cover costs in respect of services, repairs & decoration, air con and alarm maintenance, and other general communal costs.

## **VAT STATUS**

Not applicable

## **LEGAL COSTS**

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

## **VIEWING**

Strictly by prior appointment with Wilbys.

## **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](http://www.wilbys.net)

## **IMPORTANT NOTICE**

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