

**3 Huddersfield Road
Honley
Holmfirth
HD9 6PE**

**Rent: £120
per week**



GROUND FLOOR RETAIL PREMISES

42.03m² (452ft²) Including Basement

- Popular village location of Honley
- Former sandwich shop with built in extraction
- Fantastic visibility and main road position
- Catering equipment included for use

DESCRIPTION

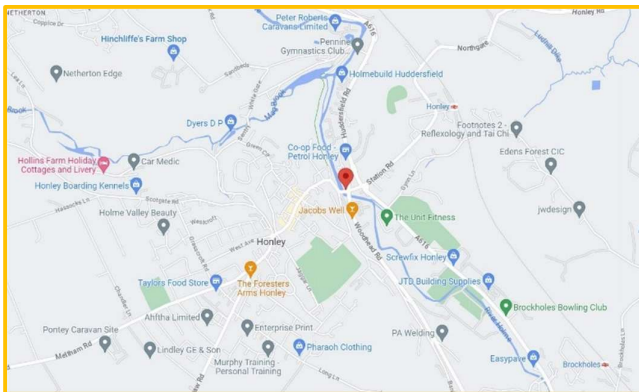
The property comprises a ground floor retail unit, most recently used as a sandwich shop. The premises extend to 452ft² and provide good sized retail accommodation suitable for a variety of uses subject to planning.

The property benefits from good visibility and can be let with the current equipment included for use, including extraction. The premises are available to let for immediate occupation and are advertised on an affordable rent.

LOCATION

The property is positioned on the edge of Honley village which is a popular location amongst local businesses which benefit from trade from residents of the village and surrounding areas within the Holme Valley.

Honley is positioned approximately 4 miles to the south of Huddersfield town centre and 3 miles to the north of Holmfirth off Woodhead/Huddersfield Road.



ACCOMMODATION

GROUND FLOOR

Sales Area	28.42m² (306ft²)
Basement Store	13.61m² (146ft²)
WC Facility	

RENT

£120 per week

RATEABLE VALUE & UNIFORM BUSINESS RATE

£6,200

Uniform Business Rate of 49.9p/£ (2025/26). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan Wilson MRICS

Jonathan.wilson@bramleys.com

George Aspinall

george.aspinall@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBA

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

INVESTMENT • INDUSTRIAL • RETAIL • LAND • OFFICE