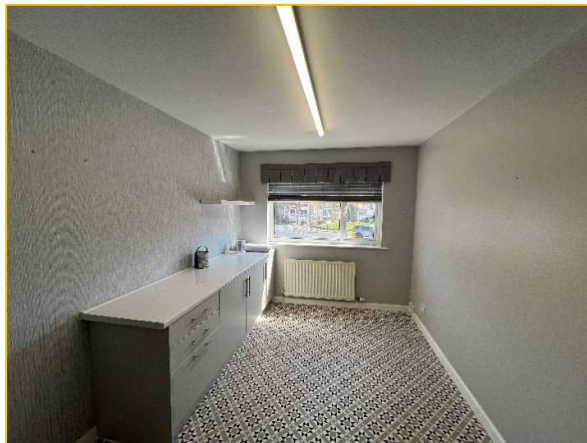


**6D Huddersfield Road
New Mill
Holmfirth
HD9 7JU**

**Rent £7,200
per annum**



GOOD QUALITY ACCOMMODATION

38.73m² (417ft²)

- First floor unit/rooms positioned within the Holme Valley
- On-site car parking
- Accommodation finished to a good standard

DESCRIPTION

The unit comprises exclusive first floor accommodation which is finished to a good standard having central heating and PVCu double glazed windows and extends to 38.73m² (417ft²).

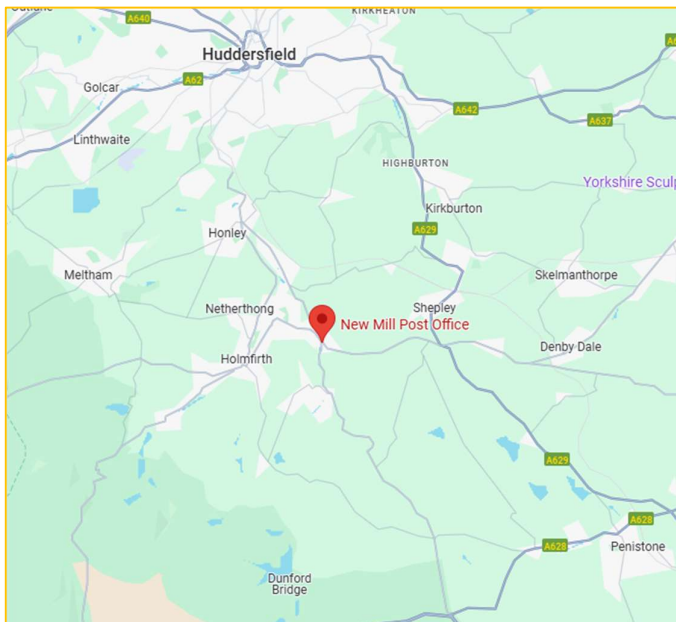
The unit provides two individual rooms and benefits from a separate kitchen and bathroom which is entirely self-contained. There is also an attic which can be used for storage, if required.

Outside the property benefits from having on-site car parking.

LOCATION

The property is currently above the post office in New Mill with its own exclusive access to the side. The building forms part of 3 shops fronting Huddersfield Road (A616) and the A635 within the district of New Mill.

Huddersfield Road is one of the main arterial roads providing access through the district and leads to Huddersfield town centre which is approximately 6 miles to the northwest, and to the south onto the A628 Manchester Road towards the city of Sheffield.



ACCOMMODATION

GROUND FLOOR **38.73m² (417ft²)**
Including:
2 private rooms, kitchen and WC

RENT
£7,200 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE
£3,300

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
Jonathan.wilson@bramleys.com

Sheraz Muhammad
Sheraz.Muhammad@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

bramleys.com/commercial

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 in situ 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

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