



LOCATION

Holmfirth is a popular tourist town and, the property is prominently positioned on the corner of Victoria Street and Huddersfield Road. It is a short walk from the bus station along with numerous pay and display car parks.

Nearby occupiers include, Lloyds Bank, WHSmith and Sainsbury's Local.

ACCOMMODATION

The property comprises retail space arranged over ground floor comprising the following approximate net internal floor areas:

Ground Floor	1,151 sq ft	107sq m
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There is also accommodation at first floor currently used as an education centre:

First Floor	707 sq ft	65.7 sq m
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RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

36 Victoria Street	£16,000
36 Victoria Street First Fl	£6,200

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

TENURE

The Property is available on a freehold basis with the benefit of a lease of the property at first floor

LEASE

The lease of the first floor is to Catherine Walton who trades as Kipp McGrath for a term of 3 years, expiring August 2023 with a break February 2022 at a rent of £7,750 per annum.

QUOTING PRICE

Quoting price of £325,000 for the freehold

USE

The property benefits from Use E of the Town & Country Planning (Use Classes) Order 1987.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC certificate is available on request.

CONTACT US

All appointments to view must be arranged via sole agents Colliers International, through:

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