

## 2 bedroom commercial property to rent

Lewisham Road, HD7

£725 pcm

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## Property Description

### Commercial information

■ 678 sq ft (63 sq m)

### Letting information:

Furnishing: Unfurnished  
Letting type: Long term

### Key features

- Opposite Co-op Food with high footfall
- Subject to vacant possession
- 678sq.ft / 63m2
- Slaithwaite Railway Station & Bus Stop within a few minutes walk
- Unique ornate stonework to door window frontage
- Class E - Considered suitable as retail/clinic/Health and Beauty/studio or offices

### Full description

Harvey & Ryall present this attractive retail/office building for lease within the thriving village of Slaithwaite located in a prominent position on Lewisham Road. Close to lots of small and medium businesses and a village that attracts many visitors.

The property original a home has now been converted to commercial and is built of natural coursed stone under a slate roof and features some unique stone window and door details giving the property a quaint feel.

The property comprises entrance hallway, large open plan ground floor with cellar access. Stone stairs leading to WC, front room and rear room with window roof light.

The space is currently ready for upgrade to the new occupier's specification with the option (subject to approval) of Landlord contribution to the upgrades or electrics & plastering.

**Entrance hallway** 1.05m x 1.06m - Entrance with door into ground floor space and stone steps leading up to 1st floor.

**Ground floor space** 4.77m x 7.12m (max) - Great open space. Original features with stone fireplace, ceiling beams and ornate arched windows overlooking Lewisham Road.

**Cellar** 1.85m x 2.80m - Stone steps leading down and flagged floor and vaulted ceiling. Separated into two rooms with original stone table.

#### **First Floor**

**Landing** 1.68m x 1.14m - Side window plus access to WC and room 1 and 2.

**Room 1 (front)** 4.98m x 3.80m - Large room with original feature fireplace and 3 large arched windows. Great option to open staircase into room and create a larger feel for the space.

Wall located between both rooms 1 & 2 has the option to be removed and create one large open space on the first floor.

**Room 2 (rear)** 2.95m x 3.32m - Spacious room with ceiling roof light.

**WC (rear)** 1.73m x 0.83m - This will be fitted with WC and wash hand basin and will house the gas combi boiler installed by the landlord.

**Parking** On street parking is available + Car parks close by.

**Outside space** The property does not offer outdoor space.

**Accommodation** From measurements taken on-site, we understand the approximate gross internal floor area is: 63 sqm.

**Services** We understand that mains electricity, gas, water, and drainage is available to the property. Prospective tenants should make their own inquiries to confirm if the current supplies are connected and sufficient for their purpose.

**Terms** The property is available for a minimum term of 36 months on a full, repairing and insuring basis with a minimum of 3 months' rent deposit in addition to contribution towards the building insurance.

**Rent** £8,700 Per Annum, Exclusive.

**Deposit/Bond** - 3 months of the rent

**Energy Performance Rating** - Coming soon

**Contract** - A draft AST is available for review upon request.

**Viewings** Strictly by prior appointment with Harvey & Ryall.

**What 3 Words location** - //icks.bowls.many

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#### **Energy Performance Certificates (EPCs)**

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## Floorplans

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Floorplan



Floorplan coming soon



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map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

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