



For Sale

42 Station Road

Holmfirth
West Yorkshire
HD9 1AE

- Investment Opportunity
- Commercial space extending to 66.35 m² (714 ft²)
- Self-contained 3-bedroom apartment
- Easy access to the town centre



Location

The property is situated on Station Road, a short distance from Holmfirth town centre, appealing to both residential and commercial tenants. Station Road (A635) is one of the main arterial routes leading in and out of Holmfirth town centre.

Car parking is convenient, with municipal car parking a very short distance away, on the opposite side of the road, towards the centre, as well as at the nearby Co-operative store, at Crown Bottom.

Description

The property comprises a three-storey stone building. The commercial space is situated on the ground floor and part of the first floor. The ground floor features an open-plan salon area, with large display windows. Part of the first floor comprises beauty treatment rooms.

The apartment is set over two floors, with the living accommodation at first floor level and the three bedrooms and house bathroom arranged around a spacious landing, on the second floor.

Externally, there is a terraced garden to the rear and a large garage and parking area located on Station Road.

Accommodation

Approximate floor areas are:		
	ft ²	m ²
Commercial (GF & part FF)	714	66.35
Apartment	n/a	n/a

All measurements have been taken compliant with the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Energy Performance

The salon has an EPC rating of B (44).

The apartment has an EPC rating of D (65).

Rateable Value & Council Tax

The salon has a Rateable value of £6,800.

The apartment falls within Council Tax band A.

Tenancies

Commercial Element:

The unit is let by way of a 6-year commercial lease, commencing 1st October 2021, at a passing rent of **£12,500** per annum, subject to a rent review on 1st October 2024.

Residential Element:

The apartment is currently let by way of a 12-month Assured Shorthold Tenancy, from 13th October 2022. The passing rent is £850 per calendar month. **The current tenants have occupied the property since 2018.**

Tenure

The property is held freehold, under title number WYK943478.

Price

Offers in the region of £385,000

VAT

All figures quoted are exclusive of VAT.

We understand the sale will not attract VAT.

Legal Fees

Each party is responsible for their own legal fees incurred in the transaction. The purchaser's solicitor will be required to give an undertaking in respect of any reasonable legal fees incurred by the vendor, should the transaction become abortive.

Viewing

For further information, or to arrange a viewing, please contact the agent:

Phil Deakin

Direct Line: 01484 477600

Email: phil.deakin@walkersingleton.co.uk

Or

Lily Garside

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