

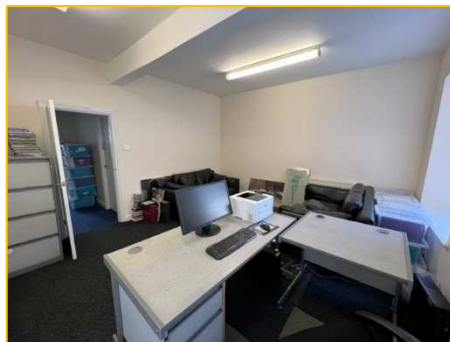
bramleys

COMMERCIAL

For Sale/ To Let

**38 Dunford Road
Holmfirth
HD9 2DP**

**Price:
£230,000**



OFFICE/RETAIL PREMISES

132.19m² (1,421ft²)

- Situated within the popular town of Holmfirth
- On-street car parking available
- Well presented office accommodation
- Would suit a variety of uses, subject to planning

• OFFICE/RETAIL • INVESTMENT • INDUSTRIAL • LAND

DESCRIPTION

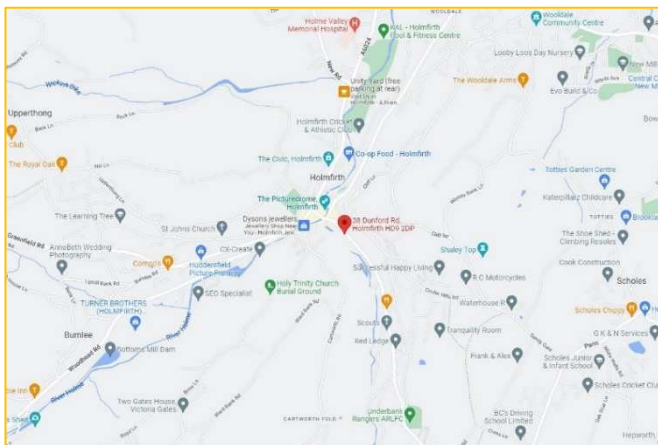
The property comprises a three-storey stone built semi-detached property providing ground floor sales and office accommodation with two first floor offices and with basement offices with ample facilities.

The property was historically split with separate access to the first floor through a side entrance door. The property would suit continuation of its current office use or alternative uses such as retail or potential residential use, subject to obtaining the relevant planning consents.

The property benefits from gas central heating and double glazing. The basement has also undergone renovation and has been tanked, providing two good sized offices or stores.

LOCATION

Holmfirth is the primary town within the Holme Valley and is situated approximately 8 miles to the south of Huddersfield town centre on the edge of the Peak District national park.



ACCOMMODATION

- **LOWER GROUND FLOOR** 42.23m² (454ft²)
2 Offices/Stores
Kitchen
WC Facilities
- **GROUND FLOOR** 41.76m² (449ft²)
Office/Sales Area
- **FIRST FLOOR** 48.20m² (518ft²)
Front and rear Offices
Kitchenette
WC Facilities

PRICE/RENT

£230,000/£18,000 per annum

UTILITIES

The property benefits from mains gas, water and electricity.

TENURE

Freehold.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£4,400

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2023/24).

VIEWING

Contact the agents

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[07766 774500](tel:07766774500)

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VAT

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

EPC Asset Rating: C.

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 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

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