

bramleys

COMMERCIAL

To Let

Midway House

51-53 Huddersfield Road

Meltham

Holmfirth HD9 4AF

Rent: £22,500
per annum



CHARACTERFUL OFFICE BUILDING WITH PARKING

213.50m² (2,298ft²)

- Attractive 3 storey Grade II Listed office building available to let immediately within this popular village centre location
- On-site car parking available in addition to separate barn by separate negotiation
- Suitable for a wide range of business types

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DESCRIPTION

The property comprises a three storey stone built Grade II Listed office building positioned fronting Huddersfield Road in the centre of Meltham village.

The property provides good quality offices over 3 levels extending to a net internal floor area of 213.5m² (2,298ft²), and has the benefit of on site car parking.

There is the option for a tenant to lease a single storey barn for storage, if required by separate negotiation.

This is an attractive Grade II Listed stone built property with characterful office accommodation in the village centre of Meltham close to all amenities. It provides good quality office accommodation suitable for a wide range of business uses and is available immediately to let on terms to be negotiated.

LOCATION

Meltham is a town approximately six miles to the southwest of Huddersfield on the fringe of the Peak District, having a range of local amenities including shops, schools and bus routes that lead to Huddersfield town centre.

The property is positioned along Huddersfield Road in the centre of the village within walking distance of all local amenities provided by it. This is a popular residential location on the edge of the Peak District National Park close to expansive areas of open countryside.



ACCOMMODATION

BUILDING 1

GROUND FLOOR 50.83m² (547ft²)
Main office
2 private offices
WC Facilities

FIRST FLOOR
Range of offices 53.65m² (577ft²)

SECOND FLOOR 56.27m² (606ft²)
Circulation area
3 private offices

BUILDING 2

GROUND FLOOR 52.74m² (568ft²)
Reception office
Meeting room
Kitchen

Total 213.50m² (2,298ft²)

OUTSIDE

On-site car parking

RENT

£22,500 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£15,750

Uniform Business Rate of 49.9p/51.2p/£ (2023/24).

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 J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys1.co.uk

George Aspinall

george.aspinall@bramleys1.co.uk

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on effective full repairing and insuring terms.

LEGAL COSTS

The ingoing 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: D (Expires 29 July 2028)

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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