

**4 Woodhead Road
Honley
Holmfirth
HD9 6PX**

**Rent: £600
per calendar
month**



FIRST FLOOR OFFICES

65.68m² (707ft²)

- Positioned in a prominent corner position on the edge of Honley village centre
- On site car parking available
- Suitable for a range of uses, including offices, treatment rooms or salon space, subject to planning

DESCRIPTION

The property comprises the first floor of this two storey stone built corner terraced property positioned in a prominent location on the edge of Honley village centre.

The offices provide a mix of open plan accommodation and private offices accessed via an independent entrance along the Woodhead Road elevation of the building.

The premises have most recently been used as an office centre and would suit the continuation of use for offices, or alternatively change of use to treatment rooms or salon space, subject to the prospective tenant's requirements.

LOCATION

Honley is approximately four miles to the south of Huddersfield along the A616 and is a village with a small local centre comprising a mix of facilities and amenities, including shops, schools, library and there is a railway station with regular service to Huddersfield and Sheffield. Honley is regarded as a better than average residential locality with a mix of housing stock.

The property is well positioned at the junction of Woodhead Road and Station Road on the edge of Honley village centre. It is a highly visible location within walking distance of amenities within Honley village and on the main A6024 which connects Huddersfield with Holmfirth.



ACCOMMODATION

Ground Floor

Shared entrance lobby
Staircase leading to first floor offices

First Floor

65.68m² (707ft²)

Including:-

Open plan office
Private Office
Meeting Room
Kitchen
WC and Store

OUTSIDE

The property has the benefit of 2 designated car parking spaces within a tarmac surfaced car parking area to the rear.

RENT

£600 per calendar month.

RATEABLE VALUE

£4,950

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p (2023/24). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

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

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George Aspinall

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LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be 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: F Rating



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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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