



BOULTONS



TO LET £50,000 Per Annum

Eastgate Honley Holmfirth HD9 6PA

Honley Bridge Depot Eastgate, Honley, Holmfirth, HD9 6PA

The site was a former Council storage depot comprising various stone built garages, stores and offices extending to around 420.19 m² (4,523 ft²) on a secure mainly level and gated site which extends to approximately 0.5 acres (0.2 hectares). The property is suitable for occupation and a variety of uses and has development potential subject to formal planning approval.

SERVICES

The site benefits from three phase electric supply and mains water and drainage.

INTERNAL FLOOR AREA

The total approximate gross internal floor area is:

Unit 1 99.52 sq metre or 1,071 sq foot

Unit 2 (Garages & Store) 199.36 sq metre or 2,146 sq foot

Unit 3 121.31 sq metre or 1,306 sq foot

Total: 420.19 sq metre or 4,523 sq foot

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

USE CLASS

The use class is B2/B8

RATEABLE VALUE

The property has a Rateable Value of: £17,000

TERMS

The site is available for sale as a whole or to let as a whole by way of full repairing and insuring leases, for a term of years to be agreed.

RENT

£50,000 per annum.

VAT

The price/rent is quoted exclusive of VAT.

AGENTS NOTES

The red line on the property image is for identification only and the exact boundary of the property for rent is subject to confirmation by the Landlord's Solicitor.

EPC RATING

E (121)

LEGAL FEES

Both parties are to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Please contact Boultons for viewings on 01484 515029 or email sales@boultonsestateagents.co.uk

OFFERS

Please contact Boultons on 01484 515029 or email sales@boultonsestateagents.co.uk

Directions

The site is located just off Eastgate at Honley Bridge and has a prominent frontage to Woodhead Road (A6024), close to its junction with the A616 New Mill Road at the entrance to Honley Village. The entrance to the site is at the junction of Eastgate and Old Turnpike on the village side of the bridge.