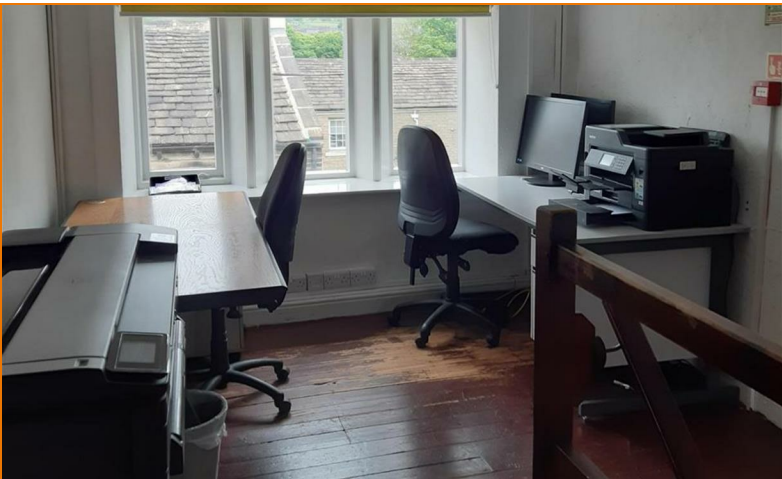




BOULTONS



£5,750 Per Annum

Huddersfield Road Meltham Holmfirth HD9 4AF

29A Huddersfield Road, Meltham, Holmfirth, HD9 4AF

Located in the heart of Meltham village and having frontage to a busy main road is this attractive office suite, with 600 sq.ft. Over two floors, above a business on the first and second floor and having gas fired central heating.

GROUND FLOOR

Entrance Lobby

FIRST FLOOR

Landing

OFFICE

16'5" x 7'11" (5.00m x 2.41m)

OFFICE/STORE

10'6" x 9'10" (3.20m x 3.00m)

OFFICE

9'9" x 5'10" (2.97m x 1.78m)

SECOND FLOOR

LANDING/OFFICE

24'9" x 8'6" max (7.54m x 2.59m max)

OFFICE

11'6" x 7'8" (3.51m x 2.34m)

KITCHEN

7'9" x 4'6" (2.36m x 1.37m)

LADIES AND GENTS WCs

LEASE TERMS

The premises are offered for a minimum term of 3 years at a rent of £5,750 pa with the tenant being responsible for internal repair and decorations.

The tenant to contribute towards buildings insurance premium by way of an insurance rent.

The incoming tenant also to be responsible for the landlord's legal costs in the preparation of the new lease.

RATEABLE VALUE

£5900

APPLICATIONS

To propose terms for this property please email sales@boultonsestateagents.co.uk Once terms are agreed the proposed tenant will be required to go through Boultons referencing procedure, an application for which will be forwarded. Applications are subject to a fee of £240 including VAT. The landlord reserves the right to propose ROI rent increases built into the heads of terms at agreed times and which would be confirmed by both parties prior to occupation.

VIEWING

Strictly by appointment with Boultons Tel 01484 515029

Directions

Leave Huddersfield town centre on the A62/Queensgate. Turn left onto A616 / Chapel Hill towards Holmfirth / Sheffield / A616. Keep straight to get onto B6108 / Meltham Road. After 1.9 miles keep left to stay on B6108 / Huddersfield Road. After approximately 2 miles turn right, the building can be found in Meltham village centre above Valli opticians.

