

# bramleys

COMMERCIAL

# For Sale

16 Huddersfield Road  
Holmfirth  
HD9 2JS

Offers in the  
region of  
£180,000



## RETAIL INVESTMENT OPPORTUNITY

70.24m<sup>2</sup> (756ft<sup>2</sup>)

- Currently let to Dotty Bridal for £12,000 per annum (Expires in February 2027)
- Prominent main road position in a sought after location
- Modern specification throughout

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## DESCRIPTION

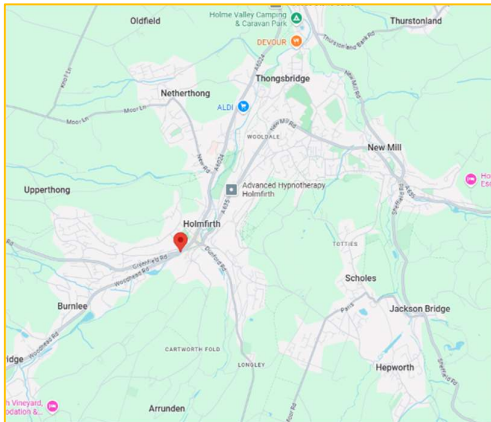
The property comprises a three storey commercial building with a modern frontage providing good quality sales accommodation to the ground and first floor and the 2<sup>nd</sup> floor comprises a sales/stores area.

The property is in a prominent position at the edge of Holmfirth's popular retail centre and benefits from high volumes of passing vehicular traffic.

Dotty Bridal occupy No 16 Huddersfield Road under a lease which expires in February 2027 at an annual rent of £12,000 per annum. They also occupy No 14 Huddersfield Road which is not subject to this sale.

## LOCATION

The property is situated in a prominent main road position within Holmfirth which is a popular tourist town approximately 7 miles south of Huddersfield, being the principal centre of the Holme Valley. The town provides a range of predominantly local independent businesses in addition to a Co-op convenience store and Lidl supermarket.



## ACCOMMODATION

### GROUND FLOOR

Sales area 33.82m<sup>2</sup> (364ft<sup>2</sup>)

### FIRST FLOOR

Sales area plus store & WC 23.69m<sup>2</sup> (255ft<sup>2</sup>)

### SECOND FLOOR

Attic – stores 12.73m<sup>2</sup> (137ft<sup>2</sup>)

## ASKING PRICE

£180,000

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£6,900

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2025/26). 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](http://www.voa.gov.uk)

## TENURE

Freehold

## VIEWING

Contact the Agents.

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George Aspinall

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## UTILITIES

The property benefits from mains electricity, gas and water supply which is connected to the main sewer network.

## TENANCIES

Dotty Bridal occupy the property under a lease which expires in February 2027. The passing rent is £12,000 per annum.

## 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: 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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