



Applegate
Properties



- Commercial/Investment opportunity
- Shop unit with flat above
- Central Holmfirth position
- Sold with vacant possession

Station Road, Holmfirth, HD9 1AB

Grade II listed semi detached shop unit (business relocation), workshop and basement store with one bedroom flat above (currently let on AST) in central Holmfirth.

Offers over £185,000



PROPERTY DESCRIPTION

Occupying an enviable position close to bustling Holmfirth centre is this spacious shop unit with workshop/office, basement store and further one bedroom first floor flat (private entrance). This superb opportunity (due to business relocation) may be of interest to the business owner or indeed investor and offers an excellent potential return.

In brief the shop (totalling approx. 635ft²) which includes gas central heating comprises: entrance to shop unit with windows to front and side, steps up to office workshop and dual stairs down to a vaulted basement which could be used as an office or storage, with WC off.

A private entrance door with lobby area and private stairs to First Floor flat which includes a Living area with Shower room off, corridor to fitted Kitchen and double bedroom with feature fireplace and window to front.

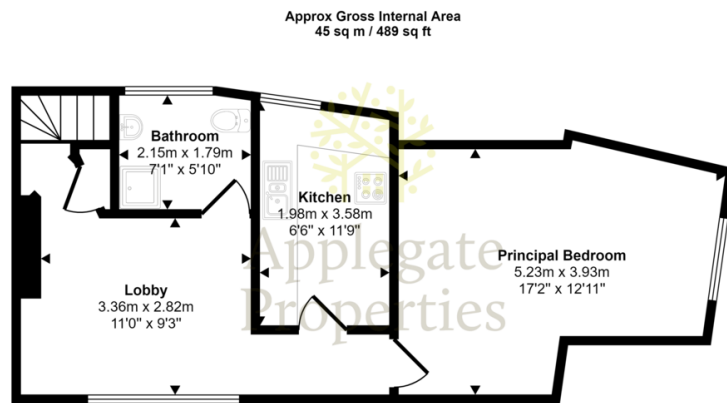
Shop EPC: D
Flat EPC: E.
Tenure: Freehold
Council Tax:A
Rateable value:TBC

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.





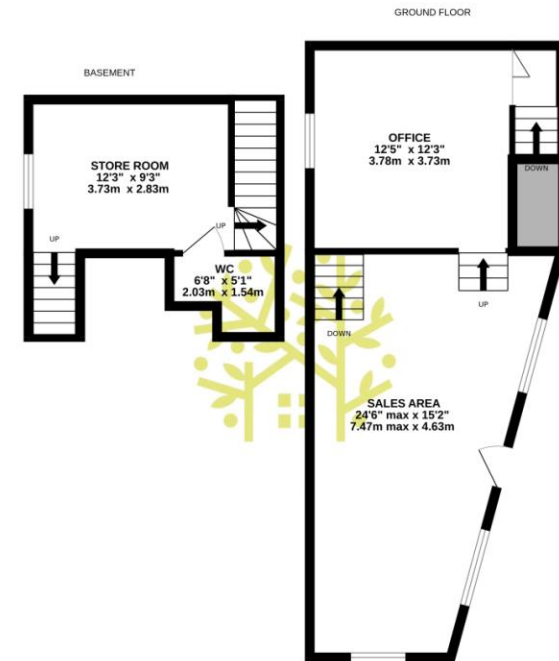
FLAT



Floorplan

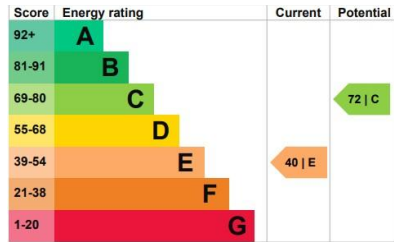
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

SHOP



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mergex ©2023

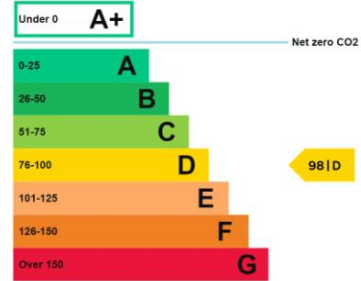
FLAT EPC



SHOP EPC

Energy efficiency rating for this property

This property's current energy rating is D.



Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED