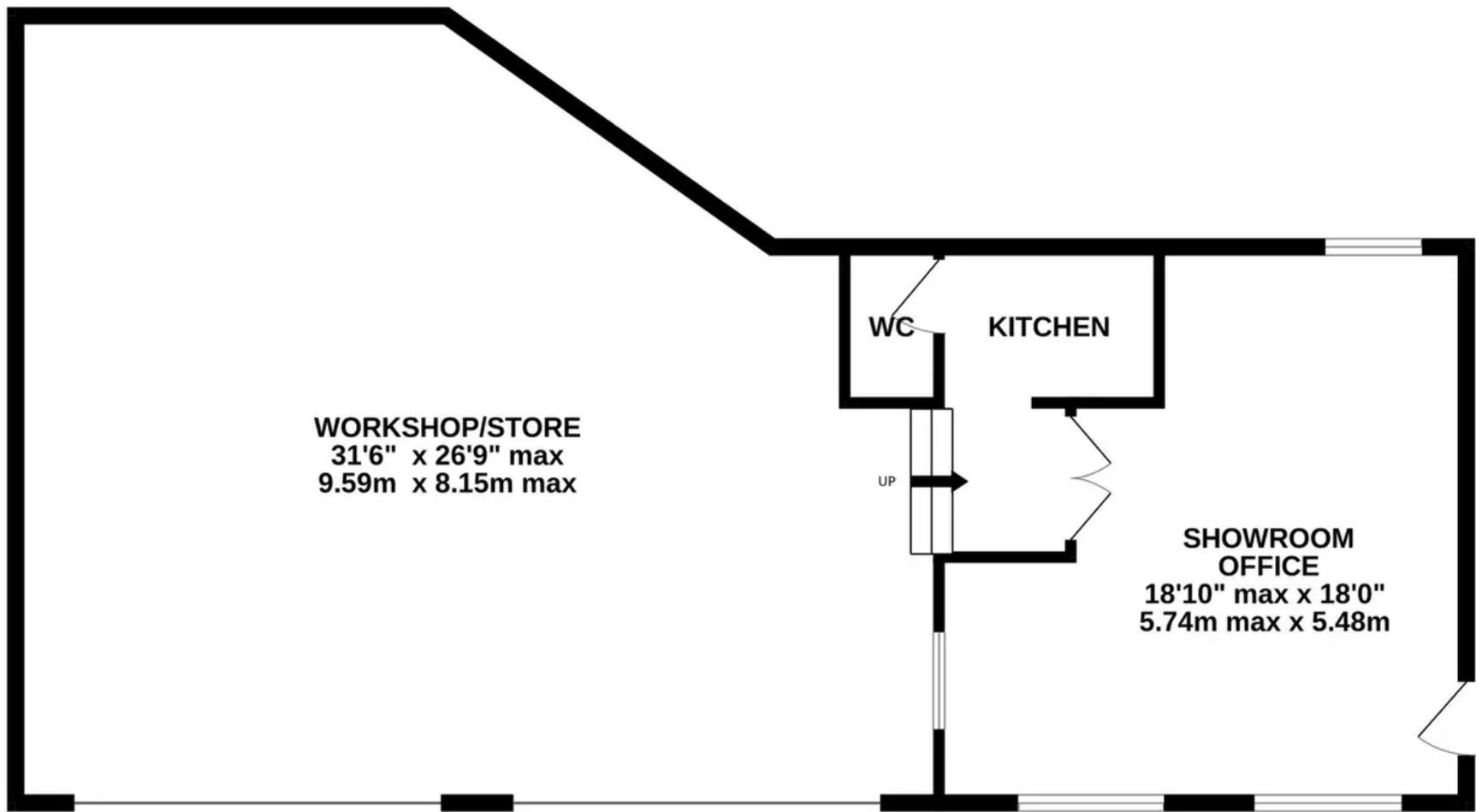




Unit 2, 6 Hepworth Road,

Holmfirth

£650 PCM



WORKSHOP/STORE
31'6" x 26'9" max
9.59m x 8.15m max

WC

KITCHEN

UP

**SHOWROOM
OFFICE**
18'10" max x 18'0"
5.74m max x 5.48m

HEPWORTH ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Unit 2, 6 Hepworth Road

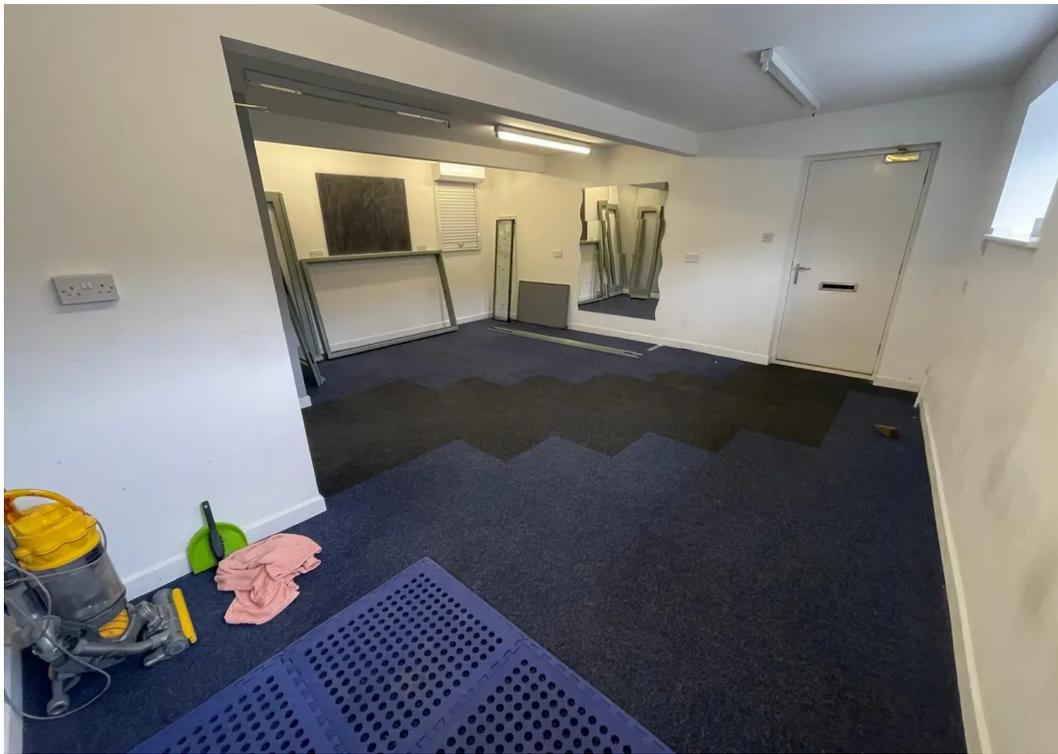
Holmfirth

Superb commercial garage/workshop premises with adjoining showroom office served by kitchen and W.C. In a very handy location, between the villages of New Mill and Hepworth, these commercial premises are principally accessed via two large 15'0" wide, tall roller shutter doors to a workshop area measuring 31'0" x 26'9" max. With high quality showroom/office adjoining measuring 18'10" x 18'0" max, these premises are available to rent at £650pcm plus VAT. We offer a three year lease on a full repairing and insuring basis. Further details and viewing arrangements, please contact any of our offices.

Council Tax band: B

Tenure: Freehold







ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurement if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

PROPERTY VIEWING NOTES -



Simon Blyth Estate Agents

Simon Blythe Estate Agent, 29 Hollowgate - HD9 2DG

01484 689689 ext 3

commercial@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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