

**Simon Blyth**  
ESTATE AGENTS



**TO LET**  
**13-15 VICTORIA SQUARE, HOLMFIRTH, HD9 2DN**

## PROPERTY DESCRIPTION

Prominent town centre premises in the centre of Holmfirth. Formally Barclays Bank, this building is suitable for a variety of occupiers, with accommodation set over ground, first and basement levels.

The property is an attractive stone-built property with many original features. Ground floor level there is a large sales area and office to the rear. First floor provides further open plan space with additional offices, kitchen and w.c.

There is a basement which has the original bank vault still in situ and can provide storage.

The property has a gross internal area of 1,822 sq ft (169.26 sq m)

**£18,000 per annum**

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## LOCATION

Situated in the heart of Holmfirth, the property is located on Victoria Square, at the bottom of Victoria Street. It offers a prominent location for any incoming occupier with nearby retailers including Sainsburys, Age UK, Lou & Joes Burger Co, Picturedrome, Magic rock Tap & Oscars Wine Bar.





### **LEASE**

The premises are available on a sub lease or assignment of the existing lease to Barclays which expires 14<sup>th</sup> June 2027. Further details are available upon request.

### **PASSING RENT**

The current passing rent is £18,000 per annum

### **BUSINESS RATES**

The property has a rateable value of £16,250. Interested parties are advised to make their own enquiries with the Local Authority.

### **VAT**

All prices are quoted exclusive of VAT.

### **LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction.

### **VIEWINGS**

For viewings of further information please contact Gina Powell on 01484 689689  
[gina.powell@simonblyth.co.uk](mailto:gina.powell@simonblyth.co.uk)

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## **ADDITIONAL INFORMATION**

EPC rating – TBC  
Property tenure – Leasehold  
Local authority – Kirklees Council  
Council tax band

## **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 measurements 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**

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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 16:30

Sunday - 11:00 to 16:00

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### MAIN CONTACTS

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[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

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