



335b, Wakefield Road,

Huddersfield, HD8 8RT



335b, Wakefield Road

Huddersfield, HD8 8RT

Tenure: Freehold

HIGH QUALITY FIRST FLOOR OFFICE SPACE
SITUATED IN THE HEART OF DENBY DALE.
WITH 4 SEPARATE OFFICES
APPROXIMATELY 915 SQ FT WITH
EXCELLENT NATURAL LIGHT THROUGHOUT,
THE PREMISES OFFER FLEXIBILITY FOR A
VARIETY OF OCCUPIERS AND ALSO
BENEFIT FROM KITCHEN AND TWO W. C'S.



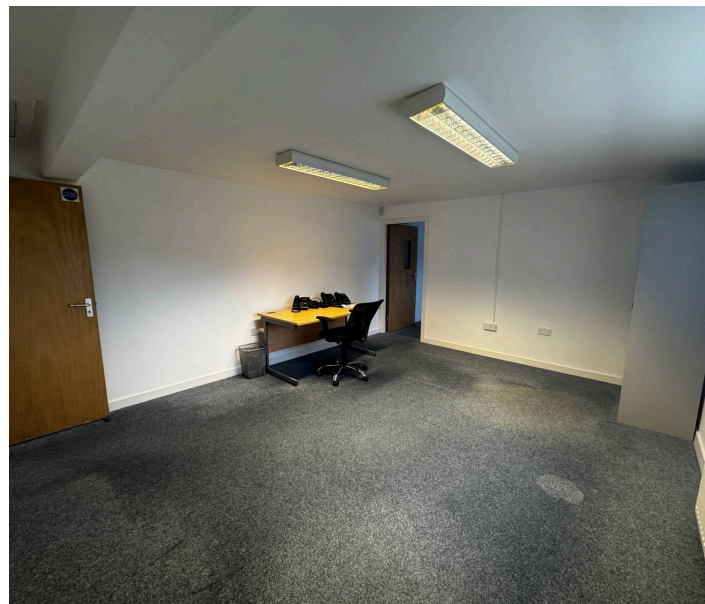


LOCATION

The property is located on A636 Wakefield Road in the centre of Denby Dale with local shops, restaurants and amenities in the immediate vicinity. It is well connected for public transport being on a main bus route and Denby Dale Railway Station within walking distance.

PROPERTY

The offices are situated on the first floor of end terrace property. Accessed via staircase and private door, the offices comprise of 4 good size rooms to front and rear of the property, kitchen and two W.C's. The offices are of high quality being fully carpeted, gas fired central heating and uPVC double glazed windows with a net internal area of 915 sq ft (85 sq m). The offices will be suitable for a variety of occupiers and viewing is highly recommended to appreciate what is on offer.





RENT

The property is available on a new lease for a minimum of 3 years at a quoting rent of £12,000 per annum.

LEGAL FEES

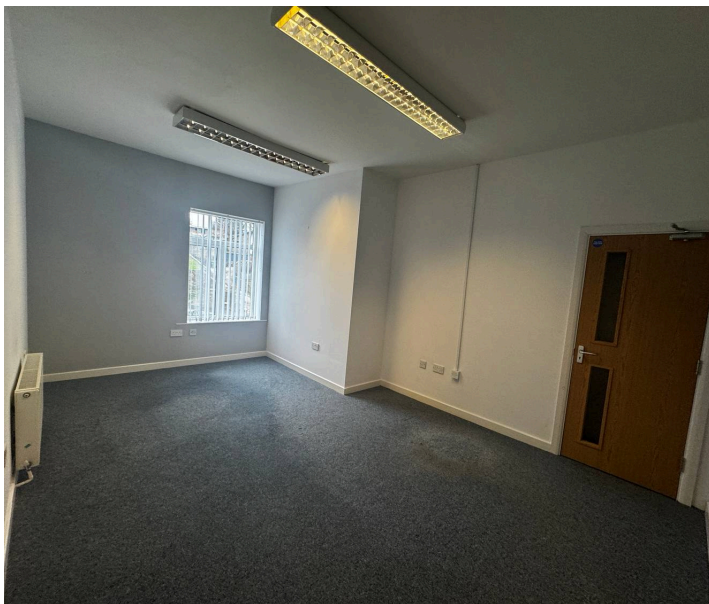
The incoming tenant is responsible for the landlords' reasonable legal fees in drawing up the lease.

INSURANCE

The Landlord insures the building and recharges the tenant their due proportion of the premium.

RATEABLE VALUE

The property has a rateable value of £8,300.



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)

COPYRIGHT

Unauthorised reproduction prohibited.

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

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

Details printed 19/12/2024

PROPERTY VIEWING NOTES -



Simon Blyth Estate Agents

01924 361631

Wakefield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000