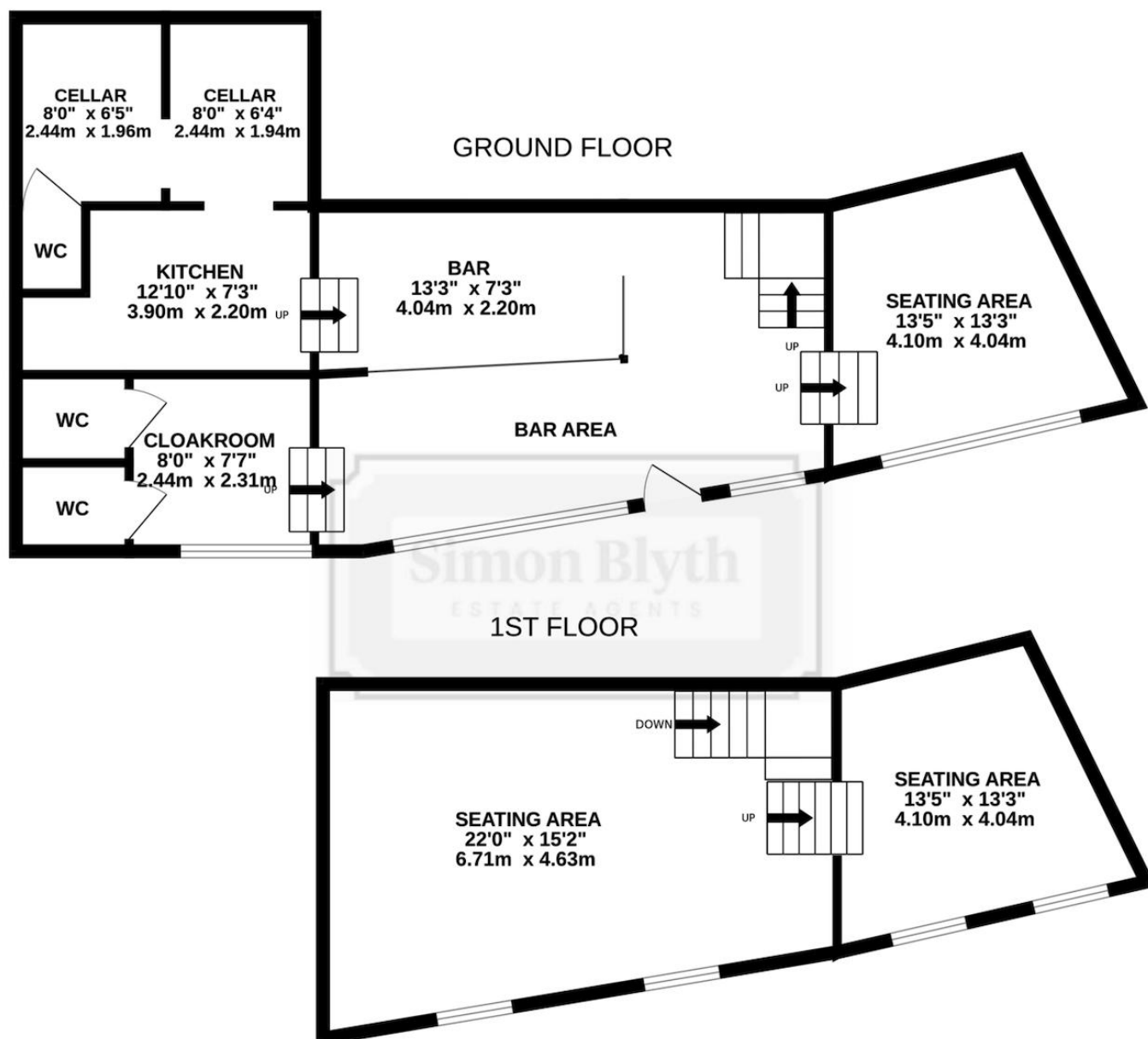




**ROTCHER HOUSE, HOLMFIRTH, HD9 2DL**





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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## PROPERTY DESCRIPTION

A RARE OPPORTUNITY ARISES TO PURCHASE A FANTASTIC COMMERCIAL INVESTMENT IN THE CENTRE OF HOLMFIRTH. ROTCHER HOUSE IS THE CURRENT HOME TO OSCARS WINE BAR, AN ESTABLISHED HOLMFIRTH INSTITUTION, OFFERING THE PURCHASER A SECURE INVESTMENT WITHIN AN ATTRACTIVE TWO STOREY, STONE BUILT, TOWN CENTRE PROPERTY.

**Offers in Region of £285,000**

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## LOCATION

The property is situated on the corner of Rotcher Road, Victoria Street and Hollowgate in the centre of Holmfirth. It offers a prominent location with nearby retailers including Sainsburys, Age UK, Lou & Joes Burger Co, Picturedrome and Magic rock Tap. There is high level of footfall and passing traffic and set in a strategic position in the centre of the town.

## PROPERTY

A two storey stone built property which is accessed off Rotcher Road.

At ground floor level there is a good size bar area and raised seating area. There is a cloakroom area and two WCs, and accessed off the bar area is a good size kitchen, two stores and a staff WC.

At first floor level there is a large open plan seating area and a further raised seating area.

The property is in excellent condition and is fitted out to a high standard. It has a gross internal area of 1,281 sq ft (119.01 sq m).

















### **LEASE**

The property is let on a Full Repairing and Insuring lease from 18th October 2021 for 10 years at a current passing rent of £22,000 per annum. There is a rent review due on 19th October 2027. The Tenant has an option to break on 18th October 2026 subject to 6-month notice.

### **BUSINESS RATES**

The tenant is responsible for payment of the business rates. The Tenant has responsibility for their own utility bills.

### **LEGAL FEES**

Each party is responsible for their own legal fees incurred in the transaction.

### **VAT**

VAT is not applicable on the sale price.

### **VIEWINGS**

Strictly by appointment only.

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## **ADDITIONAL INFORMATION**

Property tenure – Freehold

Local authority – Kirklees Council

## **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.

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## **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 TIMES 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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ESTATE AGENTS

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