



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

TWO STOREY RETAIL/COMMERCIAL PREMISES

5 & 7 HOLLOWGATE, HOLMFIRTH,
HUDDERSFIELD, HD9 2DG

32m² - 64m² (345 – 690 sq ft)



The landlord's ownership is the ground & first floor only

- Two adjoining ground floor retail/commercial units with additional space/stores at first floor
- Conveniently located in the centre of ever popular Holmfirth being immediately opposite Holmfirth Market
- Suitable for a variety of retail/commercial uses (STP) and anticipated occupation available from mid September 2017

0113 2348999

Location

The properties are situated on Hollowgate which is a busy part of Holmfirth town centre with a variety of retail and commercial occupiers being immediately opposite Holmfirth Market. Hollowgate connects Victoria Street up to the main A604 Woodhead Road.

The property is centrally located in Holmfirth – “Last of the Summer Wine” country - and Holmfirth continues to be an attractive destination in the Holme Valley area and for tourists.

Description

5 & 7 Hollowgate are a pair of two storey stone built mid terrace underwelling retail/commercial units (with the second and third floor within separate ownership and accessed from the rear above).

To the front of both properties is a small terrace accessed via the stone stairs off Hollowgate (both properties do benefit from lower ground floor accommodation which is to be refurbished/rebuilt prior to both properties being let).



Accommodation

5 Hollowgate

Ground floor retail/sales area 16m² (173 sq ft)

Includes open plan sales area and toilet facility

First floor 16m² (173 sq ft)

Previously comprising stockroom/stores

Net Internal Floor Area 32m² (345 sq ft)

7 Hollowgate

Ground floor retail/sales area 19m² (205 sq ft)

Comprising open plan sales area with WC

First floor 13m² (140 sq ft)

Comprising former stockroom/stores

Net Internal Floor Area 32m² (345 sq ft)

The properties are offered in isolation although could be let as a whole (subject to tenant requirements).

Services

We are advised both properties do benefit from mains water, sewer drainage and electricity in addition to individual appliances including lighting. However no tests have been carried out on any of the aforementioned

services or appliances and therefore we are unable to comment as to their condition or capacity.

Non Domestic Rating

We are verbally advised by Kirklees MC that the premises are assessed as follows:-

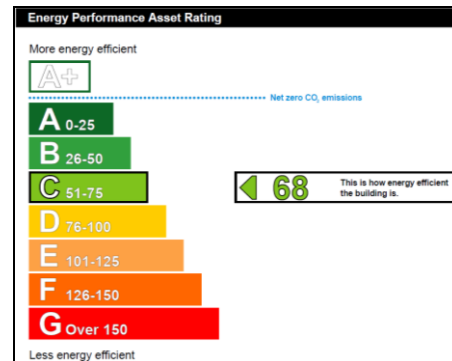
5 Hollowgate Offices & Premises RV £1,075

7 Hollowgate Shop & Premises RV £5,400

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Energy Performance Certificate

The EPC for 7 Hollowgate is below:-



The EPC rating for 5 Hollowgate is G (177).

Lease Terms

5 & 7 Hollowgate are made available by way of new leases for a period of years to be agreed incorporating 3 yearly rent reviews.

Rent

5 Hollowgate £175 per week exclusive

7 Hollowgate £180 per week exclusive

All rents are payable quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT (if applicable).

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2434/A/M
July 2017

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.