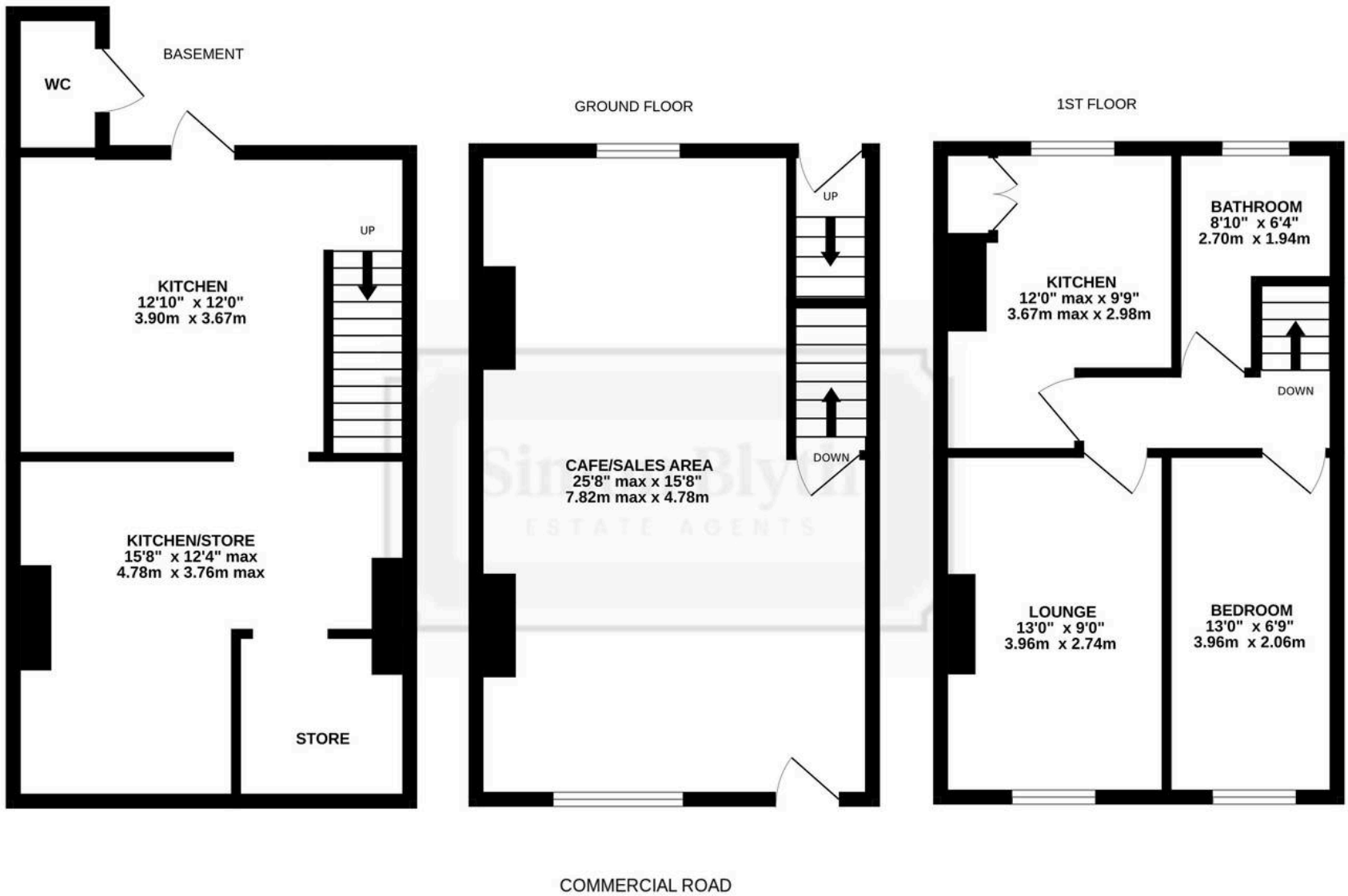




**Commercial Road, Skelmanthorpe**  
Huddersfield, HD8 9DA

Offers in Region of **£225,000**



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.

Made with Metropix ©2025



## 39/39a Commercial Road

Skelmanthorpe, Huddersfield, HD8 9DA

AN EXCITING OPPORTUNITY TO PURCHASE A FULLY LET, INCOME-PRODUCING, MIXED USE PROPERTY LOCATED IN THE CENTRE OF SKELMANTHORPE.

This attractive, stone-built, three storey, mid-terrace will appeal to investors having just under 3 years leases in place to two long-standing residential and commercial tenants generating a total income of £14,220 per annum.

- Mixed use commercial property
- Located in the centre of Skelmanthorpe
- Two long-standing tenants in place

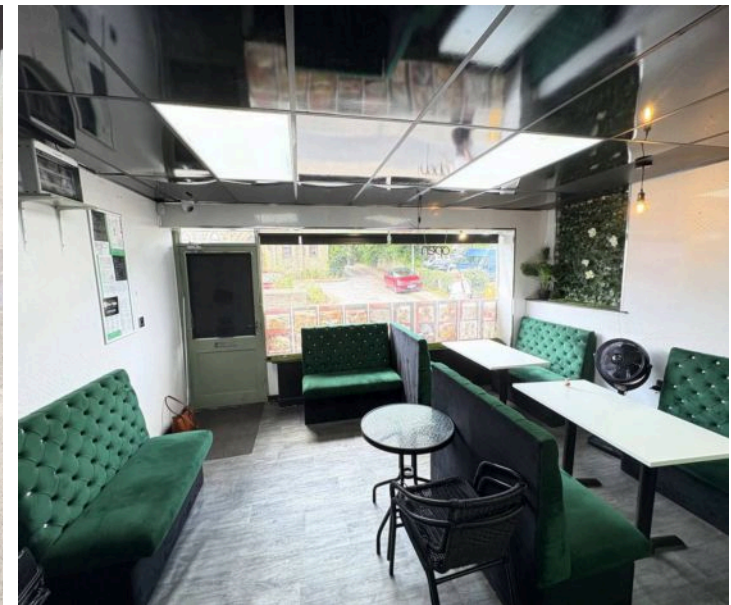
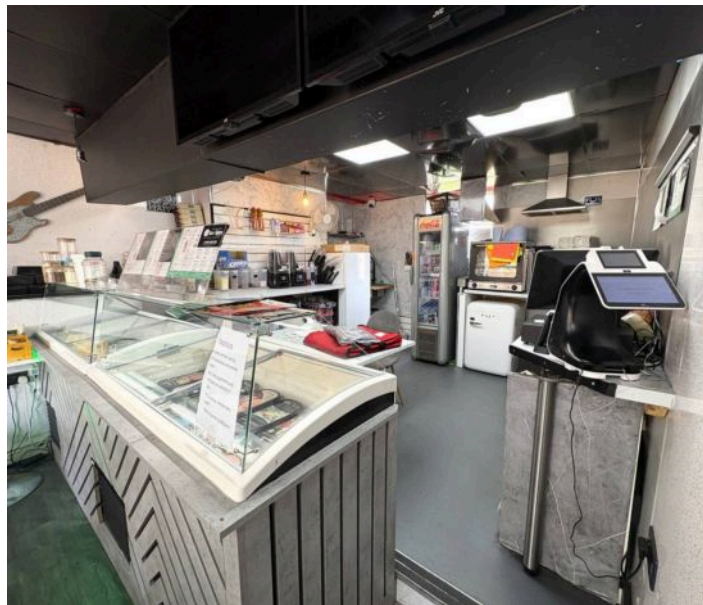
## LOCATION

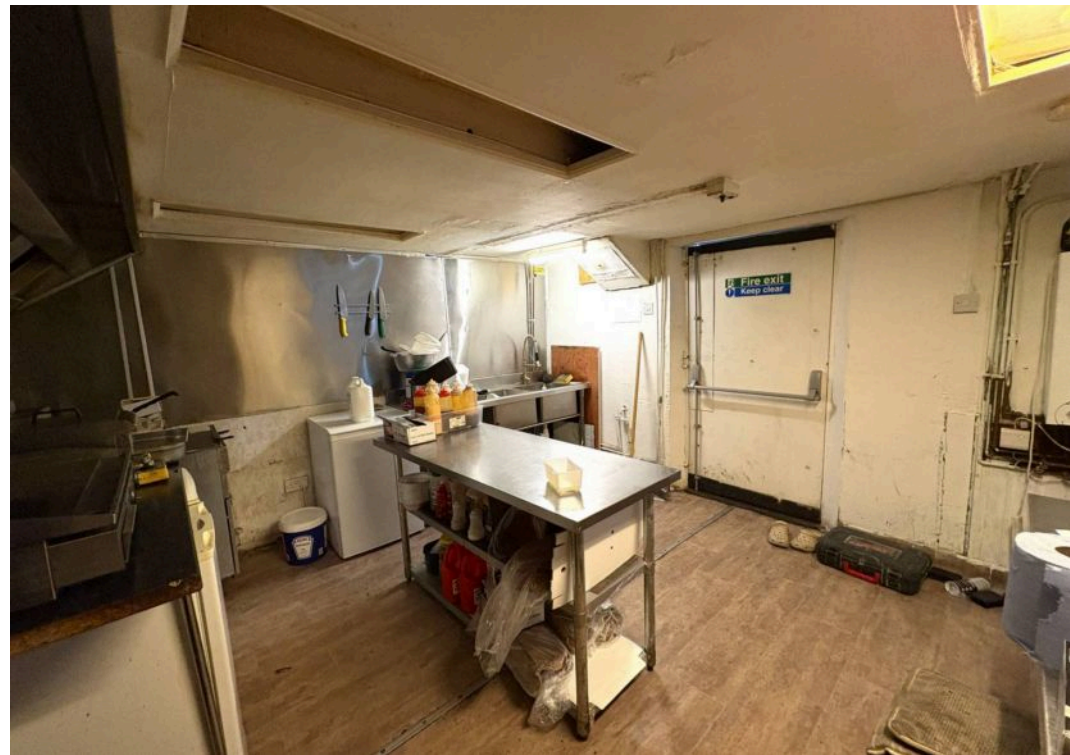
Prominently located in the centre of Skelmanthorpe on Commercial Road, the property is situated in a mid terrace of similar, mixed use properties and adjacent to the Co-op Supermarket and Skelmanthorpe Squash & Racketball centre. There is a free public car park located opposite the property.

## PROPERTY - COMMERCIAL

39/39a Commercial Road is a mid terrace, three storey, stone-built property. The commercial element is located on ground and lower ground floors, both benefitting from external access. At ground floor level is a good size retail/café area with kitchen area that has been refurbished to a high standard by the current tenant. Stairs lead down to lower ground floor level where there are two rooms used as storage and prep kitchens. There is a WC which is accessed externally.

The ground and lower ground floor have a gross internal area of 750 sq ft (69.65 sq m).







## PROPERTY - APARTMENT

Access to the first floor apartment is gained via an external staircase from the lower ground floor. The apartment comprises; good size lounge, kitchen with built in double oven, 4 ring gas hob, cupboards to high and low level, stainless steel sink and drainer, plumbing for a washing machine and has far reaching views over the countryside. There is a good sized double bedroom and bathroom.

## ADDITIONAL INFORMATION

The tenants are long standing and both have unexpired tenancies of just under 3 years. Further details are available upon request. The property generates a total rental income of £14,220 per annum.

### BUSINESS RATES

The commercial tenant is responsible for payment of the business rates. Both Tenants have responsibility for their own utility bills.

### LEGAL FEES

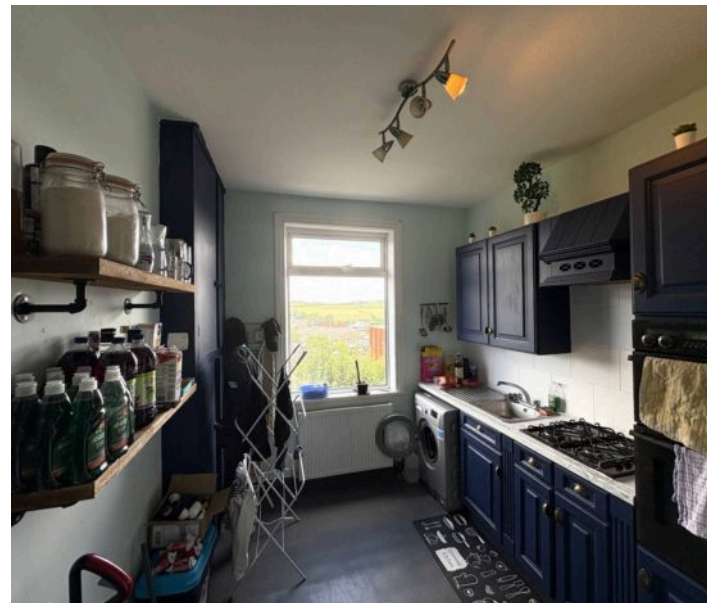
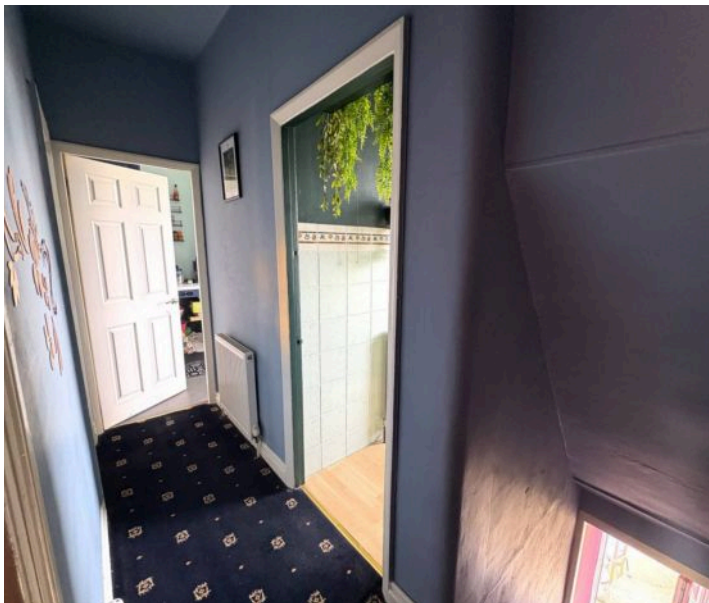
Each party is responsible for their own legal fees incurred in the transaction.

### VAT

Vat is not applicable on the sale price.

### VIEWINGS

Strictly by appointment only.

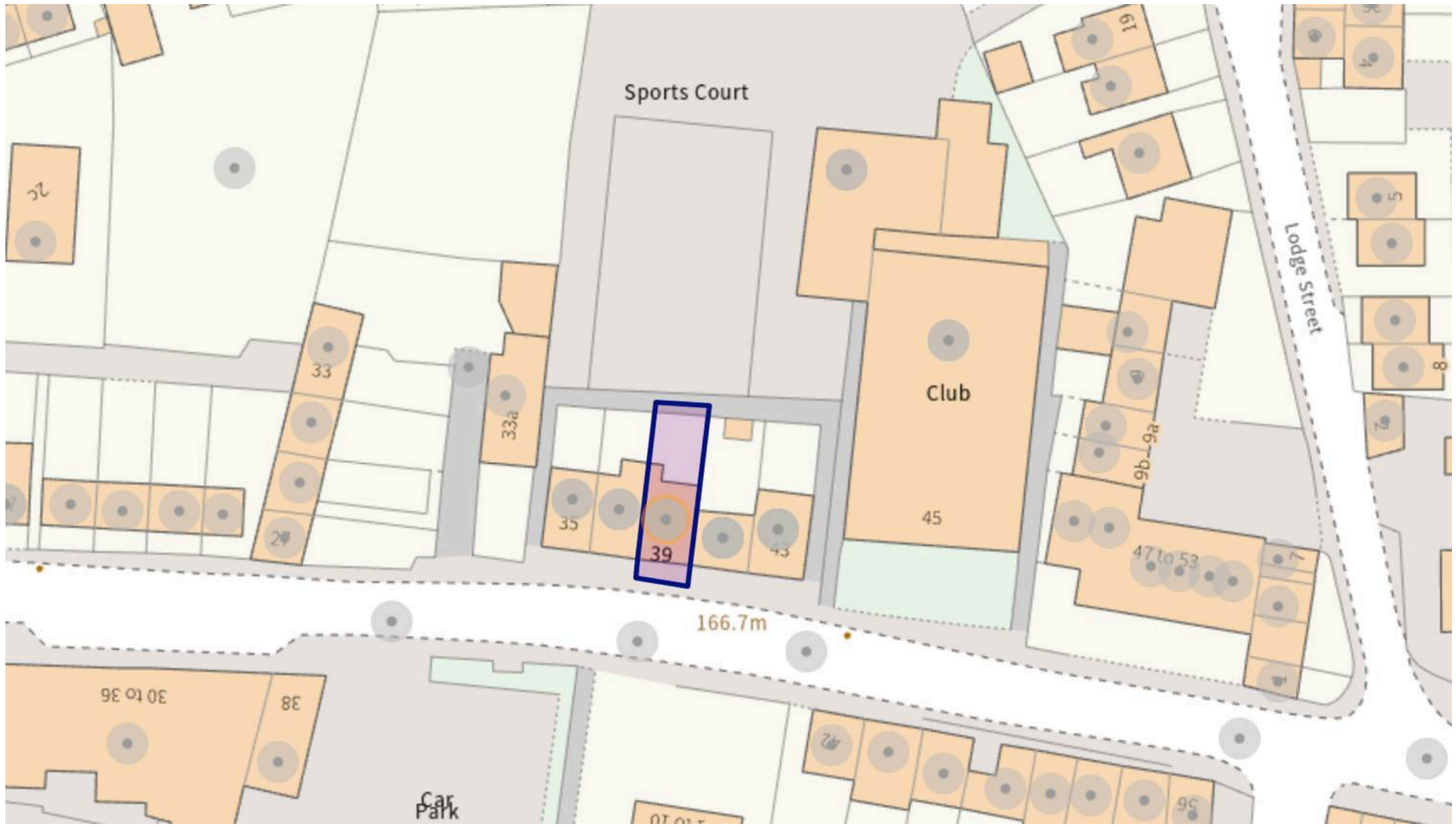






## EXTERNAL

Externally to the rear there is a yard area which has pedestrian access to both ends of the terrace leading back on to Commercial Road.



## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **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 TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm

**VIEWING NOTES:-**



## Simon Blyth Estate Agents

Simon Blyth Estate Agent, 29 Hollowgate, Holmfirth - HD9 2DG

01484 689689

[commercial@simonblyth.co.uk](mailto:commercial@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://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