

bramleys

COMMERCIAL

For Sale

Railway House
Station Street
Meltham
Holmfirth HD9 5NX

Price:
Offers in Excess
of £250,000



OFFICE INVESTMENT OPPORTUNITY

- **Passing Rent £25,702 per annum**
- **Initial Gross Yield 10.3%**
- Multi-occupied office investment.
- Potential for rental growth through letting of attic office.
- Well positioned within the Holme Valley in the popular village of Meltham.

• **INDUSTRIAL** • **INVESTMENT** • **OFFICE** • **OFFICE** • **RETAIL**

DESCRIPTION

The property comprises a two storey stone built office building which is divided to provide a range of independently occupied offices to the ground and first floor.

The property is currently let to multiple tenants generating a gross annual income of £25,702 per annum, with the potential for rental growth through the letting of the attic rooms and renegotiation of rents with existing occupiers.

The property provides an overall net internal floor area of 294.53m² (3,170ft²) including basement and attic areas, with a tenanted area extending to 150.13m² (1,616ft²).

The property has mains water, electricity, gas and sewer drainage and is finished to a satisfactory standard for private office lettings of this nature.

LOCATION

The property is well located in the centre of Meltham fronting Station Street, a short distance from its junction with Huddersfield Road and within walking distance of the Morrisons supermarket.

Meltham is a popular village approximately 6 miles to the southwest of Huddersfield town centre on the fringe of the Peak District and is a popular residential location providing a range of local amenities and having access to good schools.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC RATING - C



ACCOMMODATION

Floor	Use	m ²	ft ²
Lower Ground	Basement Stores	77.13	830
Ground	Office 1	17.83	192
	Offices 2,3 & 4	51.81	558
	Communal Kitchen	4.77	51
	Entrance Hall & Waiting Area	21.26	229
First	Office 5	17.28	186
	Office 6	7.26	78
	Office 7	11.22	121
	Office 8	16.88	186
	Office 9	13.75	148
	Office 10	14.04	151
Second	Office 11	24.93	268
	Office 12	5.83	63
	Office 13	5.65	61
Total Net Internal Floor Area		294.53	3,170

ASKING PRICE

Offers in Excess of £250,000

TENURE

Long leasehold title for a term of 999 years from 25 March 1867.

TENANCIES

Copies of the tenancies are available on request with the agent. The majority of tenants have leases which expire within the next 3 years and are let at fully inclusive rents.

RATEABLE VALUES

Suite 1	Office & Premises	-	£1,425.
Suite 2	Office & Premises	-	£1,050.
Suite 3	Office & Premises	-	£1,950.
Suite 4	Office & Premises	-	£1,750.
Suite 5	Office & Premises	-	£1,175.
Suite 6	Office & Premises	-	£910.
Suite 7	Office & Premises	-	£1,425.
Suite 8	Office & Premises	-	£1,825.
Suite 9	Office & Premises	-	£1,475.
Suite 10	Office & Premises	-	£1,425.
Suite 11	Office & Premises	-	£3,200.

VIEWING

Contact the Agents.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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

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