



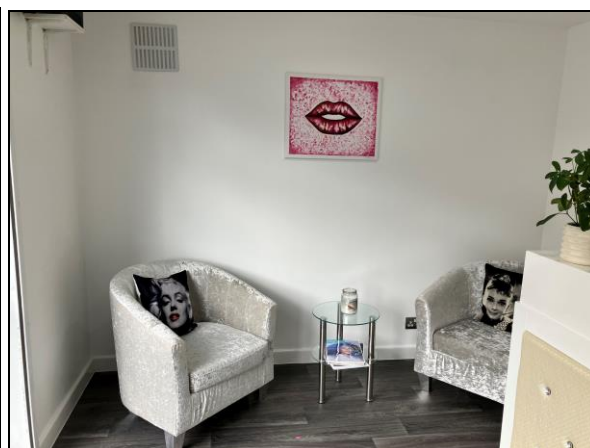
Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

HIGH QUALITY SALON/ COMMERCIAL PREMISES

**3 VICTORIA STREET, GREETLAND, NEAR HALIFAX,
WEST YORKSHIRE, HX4 8DF**

73m² (783 sq. ft) net



- Single storey recently refurbished former office now providing high quality salon - potentially available for alternative uses (STP)
- Conveniently located in Greetland only a short distance from West Vale/Stainland and approx. 3.2 miles to the south of Halifax
- Available from 29 October 2025 - **best and final bids no later than Wednesday 9 July at 12 noon**

0113 2348999

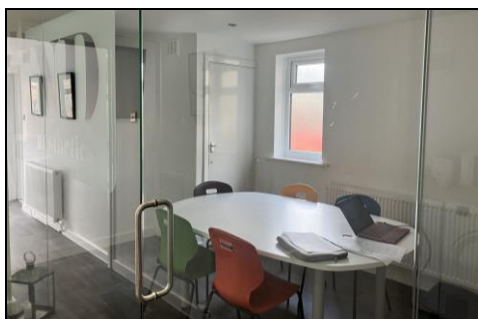
Location

The property fronts Victoria Street only a short distance from its junction with the B6114 Saddleworth Road which leads from Elland town centre. The B6114 Saddleworth Road connects with the B6112 Stainland Road only a short distance from the subject property. Both roads provide good accessibility to the immediate area with Elland being within 1 mile as well as to Stainland, Holywell Green and West Vale.

The premises are situated less than 3.5 miles to the south of Halifax town centre and only 4 miles to the north of the intersection of the Elland Bypass with Junction 24 of the M62 (Ainley Top) providing links to the east/west motorway network.

Description

3 Victoria Street comprises a single storey artificial stone built former accountant's office under a pitched blue slate roof. Since the property was purchased it has undergone an extensive refurbishment within the last three years to provide high quality salon including a reception access via a stepped ramp. Internally the premises benefit from a conference room, two treatment rooms, toilets and kitchen and is heated by a gas fired central heating system.



Accommodation

3 Victoria Street 72.75m² (783 sq. ft)

Internally comprising Reception, two treatment rooms, conference room, toilets and kitchen

Net Internal Floor Area 72.75m² (783 sq. ft)

Services

We are advised the subject premises benefit from mains water, sewer drainage, electricity and gas, in addition to individual appliances including gas fired central heating and 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 informed by the Valuation Office website the premises are assessed as:-

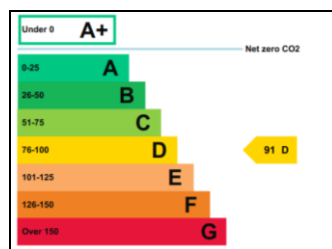
Workshop & Premises RV £4,500

The National Uniform Business Rate for 2025/26 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Calderdale Council Tel: 01422 288000.

Energy Performance Certificate

The premises have an EPC Rating of D (91).



Tenure

We understand the premises are held freehold in Title No WYK70096.

Vacant Possession

We are advised the premises will be available for occupation from 29 October 2025.

Price

Seeking offers in the region of £135,000 with best and final bids to be submitted in writing no later than 12 noon on Wednesday 9 July 2025.

VAT

All prices are quoted exclusive of VAT and VAT to be charged at the appropriate rate.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 3661/A/M
June 2025

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

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.