



Michael Steel & Co
PROPERTY CONSULTANTS

DUE TO RELOCATION

FOR SALE

HIGHLY PROMINENT RETAIL/COMMERCIAL PREMISES

**26 HUDDERSFIELD ROAD, BRIGHOUSE,
WEST YORKSHIRE, HD6 1HA**

44m² (474 sq. ft)



- Well presented ground and lower ground floor retail premises – previously used as an office/commercial space
- Situated in high profile position immediately adjacent exceptionally busy A641 Huddersfield Road within walking distance of town centre
- Close to Brighouse train station and suitable for a variety of retail/commercial uses (STP) including small forecourt area

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For Enquiries call
0113 234 8999



Location

26 Huddersfield Road is situated on the busy intersection of the main A641 Huddersfield Road with both Gooder Lane and Birds Royd Lane. The property is only a short walking distance from Brighouse town centre with both Sainsbury's and Millroyd Island (large residential development) nearby.

The property is also a short distance from Brighouse train station which provides good rail links throughout the area.

The River Calder is adjacent and Brighouse continues to be a bustling town being less than 1.5 miles from Junction 25 of the M62. The M62 east west motorway provides strategic links to both Leeds city centre and Manchester.

Description

26 Huddersfield Road comprises the ground and lower ground floor of a two storey stone built terrace with the first floor in separate ownership. The property has been extensively redecorated over the last couple of years and is available for early occupation.



The property is accessed via three steps off Huddersfield Road and there is a small area to the front (which has been used for parking a small vehicle).

Accommodation

Ground floor 22.23m² (239 sq. ft)

Providing open plan retail/commercial space with staircase leading down to:-

Lower ground floor 21.85m² (235 sq. ft)



Providing further retail/commercial area with WC.

Gross Internal Floor Area 44.08m² (474 sq. ft)

Services

We are advised 26 Huddersfield Road benefits from mains water and electricity along with 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.

Rating

The premises are assessed as follows:-

Shop & Premises RV £4,150

The National Uniform Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and/or allowances to small businesses.

Planning

We are advised the premises benefit from an established Use Class E (in accordance with the revised Use Classes Order 01 September 2020) though prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Calderdale Council Tel: 01422 358725.

Energy Performance Certificates

The property has an energy rating of B (44).

Tenure

The property is held by way of a 999 year lease from 02 April 1866.

Price

Seeking offers in excess of £100,000.

VAT

All prices are quoted exclusive of VAT.

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 joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 3801/A/M
May 2026

Subject to Contract



Michael Steel & Co
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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.