



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Blackshaw Holdings

TO LET

PROMINENT RETAIL/ SHOWROOM SPACE

**UNIT 1 RYDERS COURT, DENHOLME GATE ROAD,
HIPPERHOLME, HX3 8JQ**

208m² (2,247 sq. ft)



- Prominent retail / showroom / office space with onsite parking
- Conveniently located off the main A644 Denholme Gate Road & accessible to Junction 24 & 25 of the M62
- Suitable for a variety of uses (Subject to planning)

****IMMEDIATELY AVAILABLE FOR OCCUPATION****

0113 2348999

Location

Unit 1 Ryders Court is located on Denholme Gate Road in Hipperholme, an established and well-connected commercial location within the Calderdale area. The property benefits from excellent accessibility, with convenient connections to the A58, A644 providing easy access to Halifax, Brighouse and Bradford.

Hipperholme offers a strong mix of established commercial, industrial and retail occupiers, together with a range of local amenities nearby. Nearby Occupiers include Carpets Direct and Powe Butchers and Deli. The location also provides good access to the M62 motorway via Junction 25 at Brighouse.

Description

Ryders court comprises Grade II listed 2-storey stone built commercial property under a pitched stone slate roof. The property incorporates a mix of sliding sash double glazed windows incorporating stone mullions. The ground floor of the premises are arranged to provide individual offices/retail spaces. The first floor of the property comprises open plan showroom/retail space with good height and natural light. The property is heated by way of a gas boiler with central heating radiators.

Externally the premises benefits from shared use of a tarmacadam surfaced yard area (shared with nearby occupier Carpets Direct) secured with metal fencing and gates.



Accommodation

Ground Floor (NIA) 93.02m² (1,001 sq. ft)
The ground floor comprises a mix of individual and open plan offices along with WC facilities and kitchenette.

First Floor (NIA) 115.75m² (1,246 sq. ft)
The first floor comprises open plan showroom/retail/office space incorporating exposed timber beams.

Gross Internal Floor Area 208m² (2,247 sq. ft)

Services

We are advised that mains water, sewer drainage and a electricity supply are connected to the property in addition to independent 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

We are advised by the Valuation Office website Ryders Court is assessed as :

Ground Floor	£8,000
First Floor	£6,500

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

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Calderdale MBC Tel: 01422 357257.

Energy Performance Certificate

An EPC can be made available upon request

Lease Terms

Ryders Court is offered by way of a tenants full repairing lease for a period of years to be agreed.

Rent

£25,000 per annum exclusive. The rent is payable monthly in advance by direct debit/standing order.

VAT

All rents and service charge are quoted exclusive of VAT and 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.

Legal Costs

The ingoing tenant to be responsible for the landlords' reasonable legal costs incurred with the preparation of the lease.

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: 0300/A/M
September 2026

Subject to Contract



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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.