

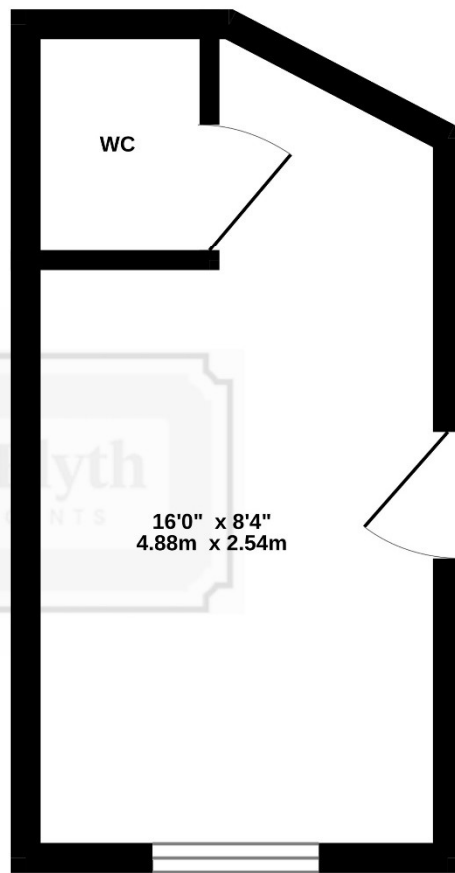


58 Rochdale Road, Greetland, Halifax, HX4 8AX

GROUND FLOOR



1ST FLOOR



ROCHDALE ROAD

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.
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PROPERTY DESCRIPTION

Best and final offers to be received by Friday 8th May at 12 noon

Available with vacant possession and no onward chain is this stone built two storey shop premises with mono pitched concrete tiled roof and located at the end of a row of terrace cottages between Rochdale Road and Clay House Lane.

The premises have previously been used as a tattoo studio and offer an excellent opportunity for a small start-up business with the option for someone to utilize the first floor either within their business or to let to someone else.

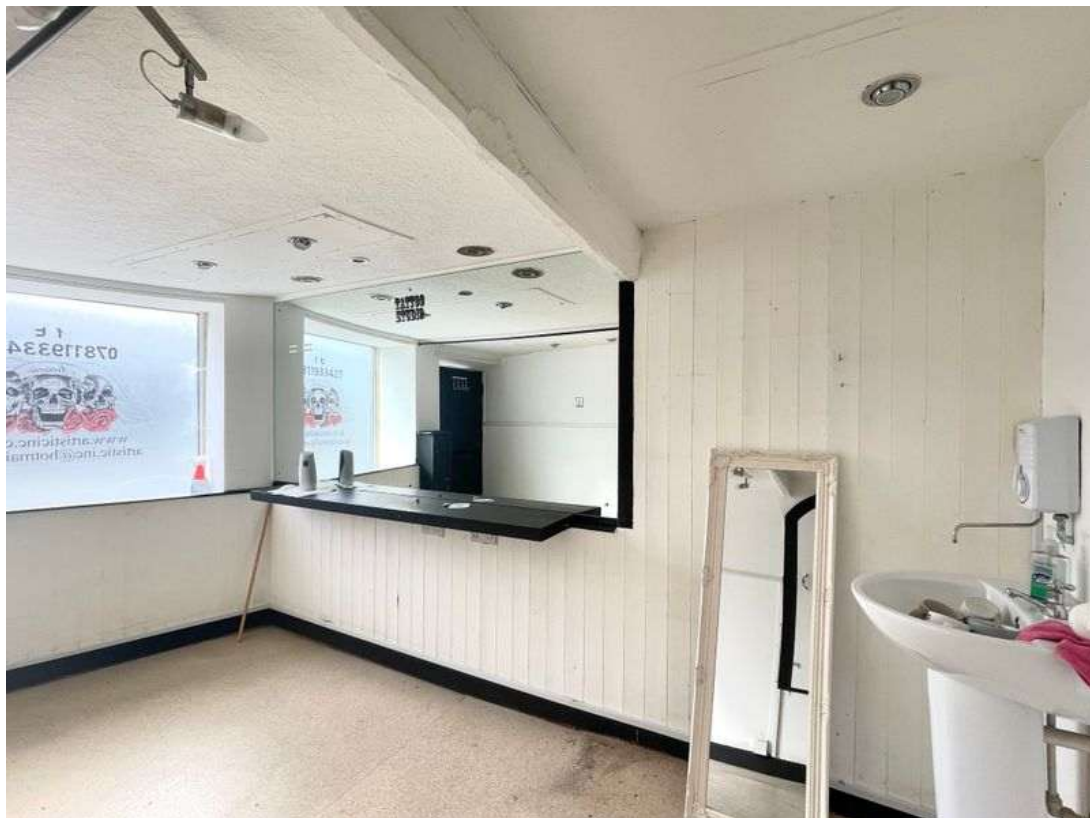
The Ground Floor is accessed from Rochdale Road from Clay House Lane. Briefly comprising to the ground floor room 16'6" x 8'4" together with w.c and first floor rooms 16'6" x 8'4" with w.c.

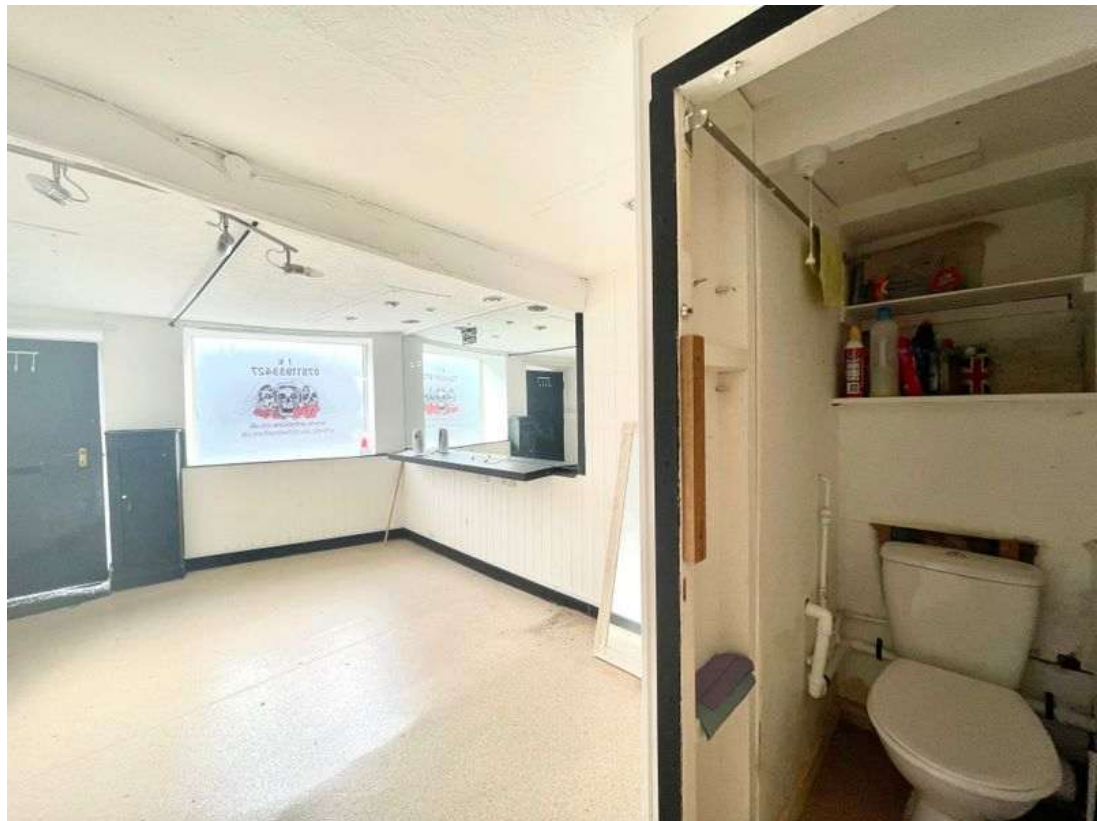
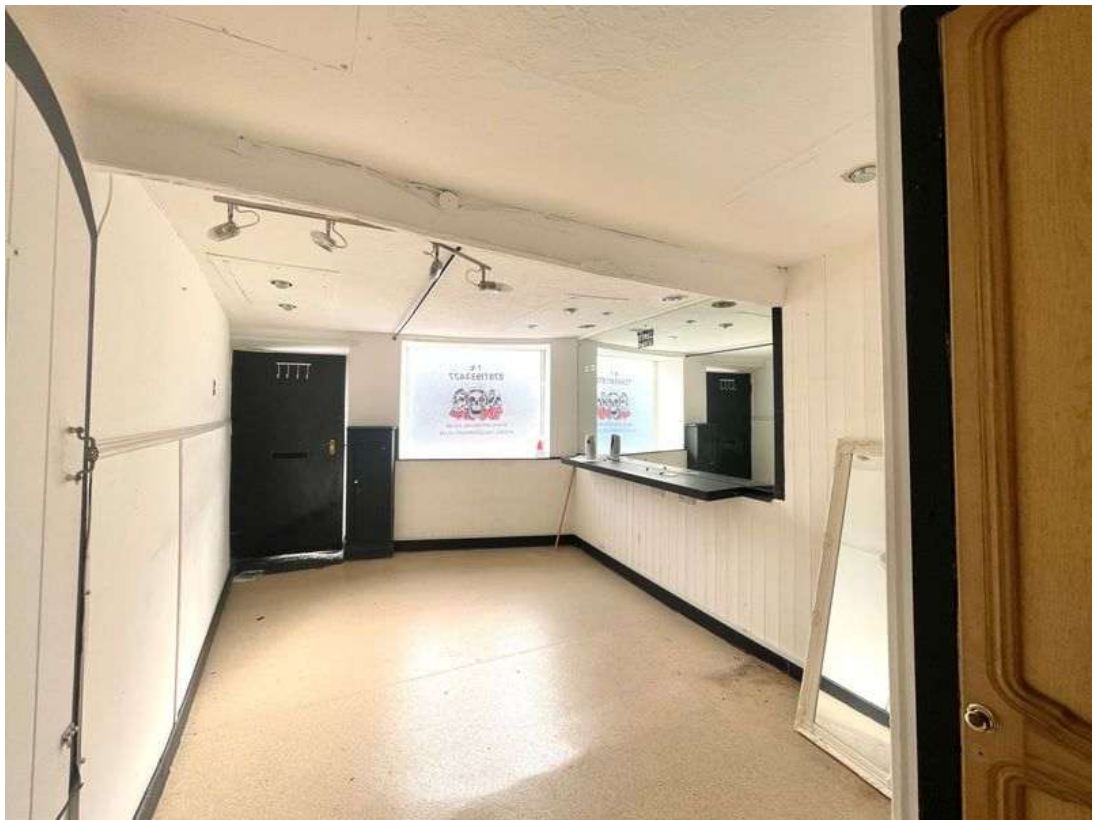
Price Guide £25,000+

GROUND FLOOR ROOM

Measurements- 16'6" x 8'4"

With timber entrance door, frosted uPVC double glazed window, ceiling lights and pedestal wash basin. In one corner there is a w.c.





FIRST FLOOR ROOM

Measurements- 16'0" x 8'4"

With uPVC double glazed door, uPVC double glazed window, ceiling light points and pedestal wash basin. In one corner there is a w.c.





ADDITIONAL INFORMATION

Property tenure – Freehold

Business rates- £2700 from April 2026

Directions- Using satellite navigation enter the postcode HX4 8AX

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)

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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

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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 TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

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