



INDIA

BUILDINGS

1861

SIGNIFICANT
HERITAGE
BUILDING

For Sale

Substantial retail premises of approximately 4,687 M2 (50,454 ft2) of outstanding character and packed full of architectural features, with expired planning permission for residential, retail, bar and restaurant development.

INDIA BUILDINGS
86-88 HORTON STREET
HALIFAX • HX1 1QE

DESCRIPTION

The property comprises of 3 main buildings and a single storey covered yard arranged in a “triangular” shape and provides accommodation over 5 levels. The building, which is Listed, benefits from ornate facades to Horton Street and Church Street, with access points from both locations, as well as from Deal Street.

The property has pitched slated roofs supported on timber trusses and, suspended timber floors throughout. It is currently occupied by Furniture City, as a furniture shop and showroom, with storage facilities.

OUTSTANDING CHARACTER AND PACKED FULL OF ARCHITECTURAL FEATURES

ACCOMMODATION

The property currently provides the following gross internal floor areas:-

BUILDING ONE

4-storey building with basement. Each floor having a gross internal area of approximately 233.8 M² (2,517 ft²).

Total 1,169.0 M² (12,585 ft²).

BUILDING TWO

4-storey building with basement. Each floor having a gross internal area of approximately 457.4 M² (4,923 ft²).

Total 2,287.0 M² (24,615 ft²).

BUILDING THREE

4-storey building with basement. Each floor having a gross internal area of approximately 255.5 M² (2,715 ft²).

Total 1,022.0 M² (11,004 ft²).

BUILDING FOUR

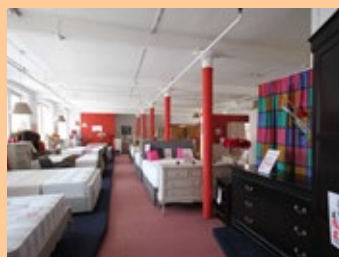
Single storey covered yard of 209.1 M² (2,250 ft²).

Total Gross Internal Floor Area Approx. 4,687 M² (50,454 Ft²)



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LLOYDS BANKING GROUP

VICTORIA THEATRE

WESTGATE ARCADE

BROAD STREET PLAZA

DEAN CLOUGH

WOOLSHOPS SHOPPING CENTRE

PIECE HALL

PENNINE SHOPPING CENTRE

HORTON STREET

CALDERDALE INDUSTRIAL MUSEUM

HALIFAX CENTRAL LIBRARY

THE SQUARE CHAPEL CENTRE FOR THE ARTS

CHURCH STREET

M62
5 MILES

EUREKA CHILDREN'S MUSEUM

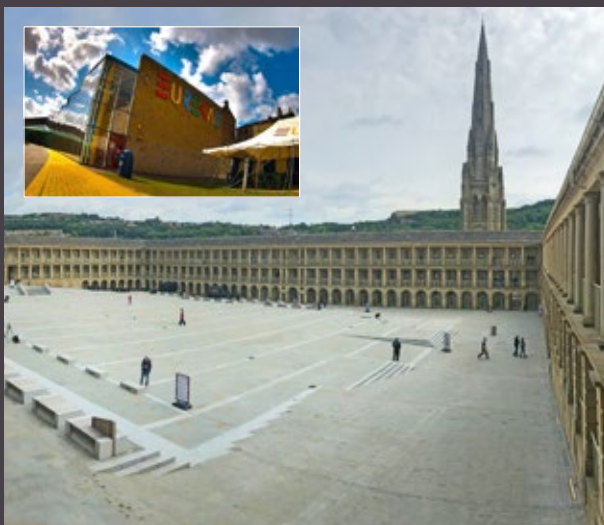
TRAIN STATION
LEEDS 37 MINS



HALIFAX

The Town of Halifax has a local population in the order of 88,000 forming part of the Calderdale District which has a local population in the order of 192,000. Halifax is well situated within the West Yorkshire conurbation, being approximately 6 miles South West of Bradford and 7 miles North of Huddersfield with good road communications connecting it with surrounding Towns including Sowerby Bridge, Brighouse and Northowram. Junctions 23 to 25 are approximately 7 miles distance to the South.

Halifax has traditionally relied upon the woollen/textile industry as its main source of employment and in more recent years the industrial base has become more diverse and the Town now has ties to a number of major organisations including Halifax Plc, (part of Lloyds Building Group) Interface Europe Ltd, Marshalls Plc and Nestle UK.



LOCATION

India Buildings occupies a prominent Town Centre location at the junction of Horton Street and Church Street. The property is situated directly opposite the entrance to Halifax Railway Station and opposite Imperial Crown Hotel. The immediate area has been subject to substantial redevelopment, including the redevelopment and refurbishment of The Piece Hall, the rebuilding and refurbishment of The Square Chapel Centre for Arts, Halifax Central Library and Eureka National Children's Museum.

Calderdale Industrial Museum is also nearby and, the property benefits from good vehicular access and pedestrian access to the Town Centre including Halifax Borough Market and Westgate Arcade. The Wool Shops Shopping Centre is a few hundred yards to the north.



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PLANNING

The property is Grade II Listed – Reference No. HX19/325 with a description "dated 1861". Stone warehouse/works building, 4 main storeys. Modelled front and return to Horton Street. Arched and flat headed windows. Bracketed Crowning Cornice. 2 carriage entrances. Tier of loading doors to the south return.

The property is also subject to a now expired planning consent – Reference No. 07/00675/CON approved on 16 August 2007, for the conversion and alterations from retail warehouse to mixed use retail/commercial (shops, offices, bar/restaurants) and 30 apartments.

The property is considered suitable for conversion to residential purposes subject to an appropriate consent being obtained.

Layout plans available upon request.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Rateable Value: £52,000

VAT

The price quoted is exclusive of any VAT liability – if applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC rating for the property is D – 93.

PRICE

Upon Application

VIEWING & FURTHER INFORMATION

Strictly by prior appointment with the selling agents:

MARK BREARLEY & COMPANY:

T: 01274 595999

E: enquiries@markbrearley.co.uk

W: www.markbrearley.co.uk

MIS REP: Mark Brearley & Co give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Mark Brearley & Co has any authority to make any representation or warranty whatever in relation to this property.

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