



**India Buildings, 86-88 Horton Street  
HALIFAX, West Yorkshire, HX1 1QE**



**FOR SALE**

**Substantial Retail Building of approx. 4,687 sq.m. (50,454 sq. ft.)  
With Planning Permission for Shops/Offices/Bar/Restaurant on the Ground  
Floor and Basement and 30 Apartments Over Floors, 1, 2 & 3**

**Price – Offers In Excess of £2 Million**

# India Buildings, 86-88 Horton Street, Halifax, HX1 1QE

## SITUATION

The property 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 close to the Town Centre shops of Halifax and the popular "Eureka" children's museum.

## ACCOMMODATION

The property consists of three main buildings and a single storey covered yard and has the following floor areas:-

### Building 1

Stone built 4-storey building with basement. Each floor having a gross internal area of approx. 233.8 sq. m. (2,517 sq. ft.)

**TOTAL 1,169.0 sq. m. (12,585 sq. ft.)**

### Building 2

Stone built 4-storey building with basement. Each floor having a gross internal area of approx. 457.4 sq. m. (4,923 sq. ft.)

**TOTAL 2,287.0 sq. m. (24,615 sq. ft.)**

### Building 3

Stone built 4-storey building with basement. Each floor having a gross internal area of approx. 255.5 sq. m. (2,715 sq. ft.)

**TOTAL 1,022.0 sq. m. (11,004 sq. ft.)**

### Building 4

Single storey covered yard

**TOTAL 209.0 sq. m. (2,250 sq. ft.)**

## PLANNING CONSENT

The planning consent will allow the following to be created on the individual floors as follows:-

### Ground Floor

Retail/Restaurant/Bar Areas 836 sqm (9,000 sqft)

### Basement

Storage/Retail/Office Areas etc 836 sqm (9,000 sqft)

### First Floor

10 Apartments 706 sqm (7,600 sqft)

### Second Floor

10 Apartments 706 sqm (7,600 sqft)

### Third Floor

10 Apartments 706 sqm (7,600 sqft)

**3,790 sqm (40,800 sqft)**

Planning consent for 9 x 1 bedroom apartments of approximately 58 sqm (625 sqft) and 21 x 2 bedroom apartments ranging from 54 sqm (581 sqft) to 108 sqm (1,162 sqft) has been obtained and the plans detailing the approved development can be supplied.

The above areas have been provided by our clients architects.

## RATING ASSESSMENT

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

Rateable Value £65,000

The rates payable for 2007/2008 is 44.4 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the local Rating Authority as to the current rates liability.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## PRICE

**Offers In Excess of £2 Million – Subject to Contract**

## VAT

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

## VIEWING

Strictly by prior appointment with the Sole Agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**enquiries@markbrearley.co.uk**

(Sept. 2005 – Amended November 2007 – Ref. 35/ARC)