



For Sale (May Let)

Romeo & Juliet

3 Horton Street
Halifax
HX1 1PU

- Centrally located restaurant and hotel accommodation
- Capacity for 70 covers and 8 letting rooms
- Close to visitor attractions to include Eureka!



Location

The property is situated along Horton Street close to the junction with Westgate in Halifax Town Centre which is a busy market town being the central business district of Calderdale.

Nearby occupiers include the Lloyds Banking Group regional headquarters, Eureka! National Children's Museum and The Halifax Victoria Theatre. Also, close-by is the Grade 1* Listed Piece Hall due to open later in 2017 with the town's central Library, Orange Box Museum and Square Chapel, a centre for the arts popular with tourists.

Halifax is situated along the M62 Corridor in West Yorkshire approx. 15 Miles from Leeds and 25 Miles from Manchester.

Description

The property briefly comprises a 70 cover restaurant with bar, catering kitchen and ancillary stores/office currently T/A as Romeo & Juliet Italian Restaurant by the current owners together with separate 8 bedroom letting accommodation over part ground and first floor levels. The suites exhibit sympathetically restored period character features refurbished to a high specification of internal finish throughout.

Accommodation

The total approximate net internal floor areas are:

3 Horton Street

Ground Floor

Total Approximate NIA:	166.81m²	1,796 sq ft
-------------------------------	----------------------------	--------------------

First Floor

7 Bedroom Accommodation	—	—
-------------------------	---	---

Basement

Stores	—	—
--------	---	---

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has the following entry under the Non-Domestic Rating List 2017:

Rateable Value: £18,250.

Tenure

The Freehold Interest is available in the property to include trade F&F's with vacant possession being provided on completion. Lease terms available by negotiation. Further information available upon request.



Price/Rental

Price on Application.

EPC

The property has an Energy Performance Rating of E (115).

VAT

The price/rental quoted is exclusive of any VAT the vendor may choose or have a duty to impose.

Legal Fees

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

Viewing

Strictly by appointment with the sole selling agents:

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@wakersingleton.co.uk

Ref: 35905/Mar-17

WalkerSingleton
Chartered Surveyors

Property House, Lister Lane, Halifax, HX1 5AS

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants 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; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

walkersingleton.co.uk

01422 430000

