

FOR SALE  
SUPERB RETAIL SHOWROOM WITH  
DEVELOPMENT/ALTERNATIVE USE  
POTENTIAL

Eddisons



## INDIA BUILDINGS, 86-88 HORTON STREET, HALIFAX, HX1 1QE

### PRICE ON APPLICATION

- Substantial Grade II Listed showroom/retail block.
- City centre location directly opposite Halifax Train Station and The Piece Hall.
- Lapsed planning for 30 apartments.
- Suitable for a variety of uses (STP).

### AVAILABLE SPACE

4,687.34m<sup>2</sup> (50,454sq ft)





## LOCATION

The property is prominently located at the junction of Horton Street and Church Street in Halifax town centre, directly opposite the train station.

Opposite the building is the historic Grade I Listed Piece Hall – one of the most appealing shopping attractions in the UK. Also within close vicinity is the Halifax Central Library, and Eureka! The National Children's Museum.

## DESCRIPTION

The property comprises of an attractive 5 storey Grade II Listed showroom/retail block being of brick and stone construction under pitched slate roofs.

The premises consist of three interconnecting buildings being four storey in nature with basements (buildings 1-3) and a single storey covered loading bay (building 4). Building 4 comprises a drive in roller shutter access from Church Street.

The property benefits from attractive architectural features and internal lifts. Building 4 comprises a drive in roller shutter access to the covered yard.

The property currently provides the following approx. gross internal floor areas.

BUILDING	M <sup>2</sup>	SQ FT
1	1,169.19	12,585
2	2,286.81	24,615
3	1,022.31	11,004
4	209.03	2,250
<b>Total GIA approx.</b>	<b>4,687.34</b>	<b>50,454</b>

## PLANNING

The Grade II Listed building had planning granted in August 2007 for a mixed use retail/commercial and 30 apartments which has now lapsed (application 07/00675/CON).

Interested parties should make their own enquiries to the Calderdale Council Planning Department.

## RATEABLE VALUE

Description / Showroom and Premises  
Rateable value / £52,000

## EPC

The property has an Energy Performance Asset rating of D. Further information is available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Freehold and available with vacant possession. Price on application.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

Email / matthew.jennings@eddisons.com

Email / john.padgett@eddisons.com

**SUBJECT TO CONTRACT**

FILE REF / 731.4324A (146460)

For more information, visit [eddisons.com](http://eddisons.com)  
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