



Michael Steel & Co
PROPERTY CONSULTANTS

On behalf of Canal & River Trust



TO LET

FORMER RESTAURANT AND BAR PREMISES **P**

FORMER COBBLESTONES, SALT WAREHOUSE,
SOWERBY BRIDGE WHARF, SOWERBY BRIDGE,
HX6 2AG

259.7 m² (2,795 sq ft)

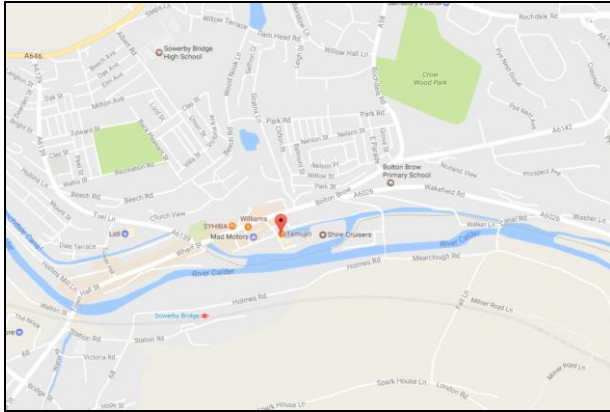


- 2 storey restaurant and bar premises
- Established business location adjacent the canal
- Accessible to the town centre amenities and motorway network (junctions 22 & 24 of the M62)
- Within walking distance from Sowerby Bridge train station

0113 2348999

Location

The premises are located within Salt Warehouse at Sowerby Bridge Wharf within the town centre, within walking distance to the train station, off Wharf Street (A58) which provides access to Halifax town centre (and in turn junction 24 of M62 motorway via the A629 and Calderdale Way) and directly to junction 22 of the M62 motorway, approximately 7 miles to the west.



Description

The Sowerby Bridge Wharf is an attractive complex of former canal warehouse and associated Listed Buildings which have been refurbished to form an established and popular Canalside business and leisure complex with occupiers including Shire Cruises, The Moorings public house and Temujin Restaurant in addition to the offices and gym.

The premises are located on the ground floor of the Salt Warehouse and comprises a 2 storey former bar premises adjacent the canal. Internally the property benefits from WC's and bar areas on both floors with an area of the ground floor previously used as a kitchen.

Accommodation

The accommodation is summarised as follows:-

Ground Floor	142.21m ² (1,530 sq ft)
First Floor	117.49m ² (1,264 sq ft)
Gross Area	259.70m² (2,795 sq ft)

Parking

Car parking is available on site, on a first come first served basis.

Services

Mains electricity, water and drainage are connected to the property which also has its own gas boiler. Prospective tenants should satisfy themselves with regard to condition and capacity.

Energy Performance Certificate

An energy performance certificate can be made available upon request. We are advised the Salt Warehouse has an EPC rating of C (71).

Terms

The property is available to let by way of an essentially full repairing and insuring lease (by service charge) for a term to be agreed.

Rent

£24,500 per annum, payable quarterly in advance.

Rating

Through our enquiries of the Valuation Office website the premises are assessed for rating purposes as follows:-

Restaurant & Premises RV £16,750

The National Uniform Business Rate for 2020/10 is 51.2p in the £.

Service Charge

The letting of the property is to be in conjunction with a service charge relating to the maintenance and upkeep of the property, its common parts and the provision of services. Further details upon application.

VAT

VAT is applicable upon rents and service charge.

Legal Costs

Each party to be responsible for its own legal costs in relation to the leasehold transaction

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston
Our Ref: 2383/A/S
September 2020

Tel: 0113 234 8999
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Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.