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Prince of Orange

79 Carr House Road, Shelf, Halifax,
West Yorkshire HX3 7RJ

Leasehold Nil Premium

- **Free of Tie lease**
- Busy main road
- Open plan ground floor trading
- 3 bedroom private accommodation
- Beer patio & car park (20-30)

SOLE SELLING RIGHTS
REF: N-822642

VIEWING

Strictly by appointment only through Fleurets Leeds office.

LOCATION

The Prince of Orange is located in a prominent position on the A6036, Bradford to Halifax Road. This is a densely populated residential area with commercial properties and a great deal of passing traffic. The pub lies within the village of Shelf, which has a population of approximately 5,000 and also forms part of the West Yorkshire conurbation. Halifax is approximately 4 miles to the southwest and the city of Bradford, 5 miles to the northeast.

DESCRIPTION

Two storey stone built end of terrace property under a pitched roof, with a single storey conservatory extension to the rear. Other external areas include car park for approximately 20 vehicles to the rear and a further overspill car park on the opposite side of the road for a further 4 - 5 cars.

TRADE

The Prince of Orange is a long established and traditional public house. It currently trades for wet only business, opening at lunchtime. It is known as a local sports bar and benefits from an enclosed beer patio and outside decked smoking shelter, which helps attract trade during the warmer months. There is potential, in tandem with a refurbishment and a more modern contemporary offer, to further increase business and drive trade harder.

ACCOMMODATION

The accommodation briefly comprises:

Ground floor

Access via a small lobby to the front, which leads through into the OPEN PLAN trading spaces, which are L-shaped in nature. There is a wooden topped bar servery with flooring that is mainly carpeted and tiled to the bar front. Seating is provided on a mixture of perimeter benches and bar stools set at loose tables. A stage area is also provided for entertainment. There is a CONSERVATORY AREA to the rear, which has wood effect flooring and is currently used as a pool room.

Ancillary accommodation at this level includes ladies and gentlemen's CUSTOMER TOILETS, access to the BEER CELLAR and additional storage space.

First floor

Manager's/owner's accommodation comprising 3 BEDROOMS, LOUNGE, BATHROOM and KITCHEN.

External

To the rear is an enclosed beer PATIO area with picnic bench style seating, a covered smoking shelter with similar seating and PARKING for approximately 20 cars. On the opposite side of the road there is an additional piece of land providing parking for approximately 5 vehicles.

TENURE

Leasehold: The premises are available by way of a Free of Tie Lease of 20 years on full repairing and insuring terms. The guide rent is £25,000 per annum, with Rent Reviews on a 5 yearly basis on annual RPI basis increases collared and capped at 2.5% and 5%.

LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Mon - Sat 10am to 12.30am
Sun 12pm to 11.30pm

Performance of dance, live music and playing of recorded music, indoors only:

Mon - Sat 10am to 12.30am
Sun 12pm to 11.30pm

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Calderdale Council. The 2017 Rateable Value has been assessed at £10,250.

100% small business rates relief might apply to this property.

The domestic accommodation is within Band B for council tax purposes.

SERVICES

We are informed that the premises benefit from all mains services.

PLANNING & DEVELOPMENT

Please note this property does not lie within a conservation area nor is it a listed building.

MINIMUM CAPITAL REQUIRED

The following is a guide on estimated ingoings needed to secure the premises working off a guide rent of £25,000.

Bond	£6,250
First Quarters Rent	£6,250
Wellington Legal fees	£1,200
Stamp Duty	£3,000
Total	£16,700

This is only an estimate and is subject to change pending final lease terms agreed (**In addition, sufficient funds will need to be available for any additional refurbishment works and as working capital**).

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

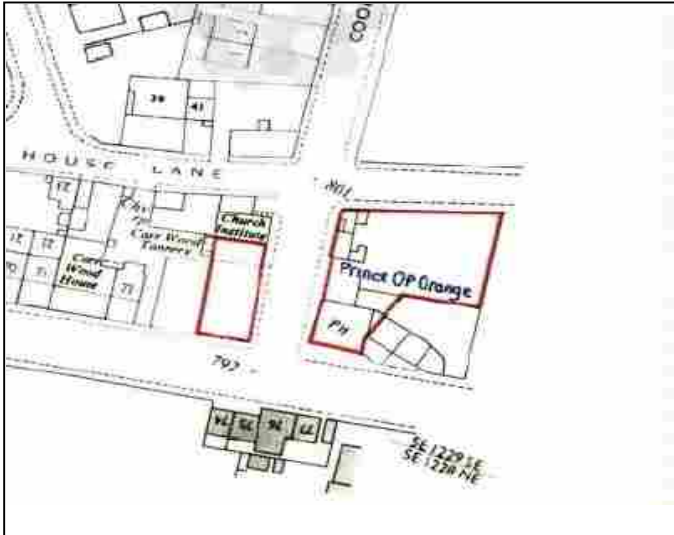
EPC

The property has an EPC rating of E.

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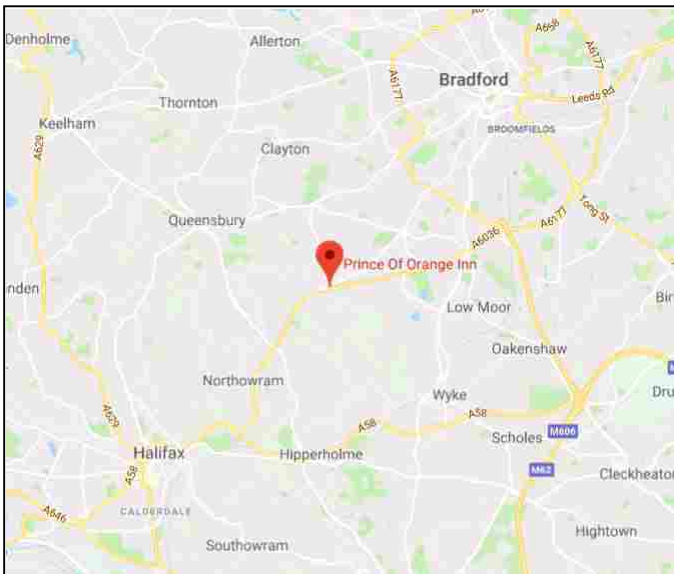
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SITE PLANS



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LOCATION MAP



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FURTHER INFORMATION

For further information please contact: Andrew Spencer at our Leeds office on 0113 234 0304 or email andrew.spencer@fleurets.com

DISCLAIMER

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