



VIADUCT PUB & KITCHEN

83 Stainland Road Greetland, West Vale, Halifax, HX4 8BD

TO RENT: NIL PREMIUM | ANNUAL RENT: £39,500 | REF: 5455561

KEY HIGHLIGHTS

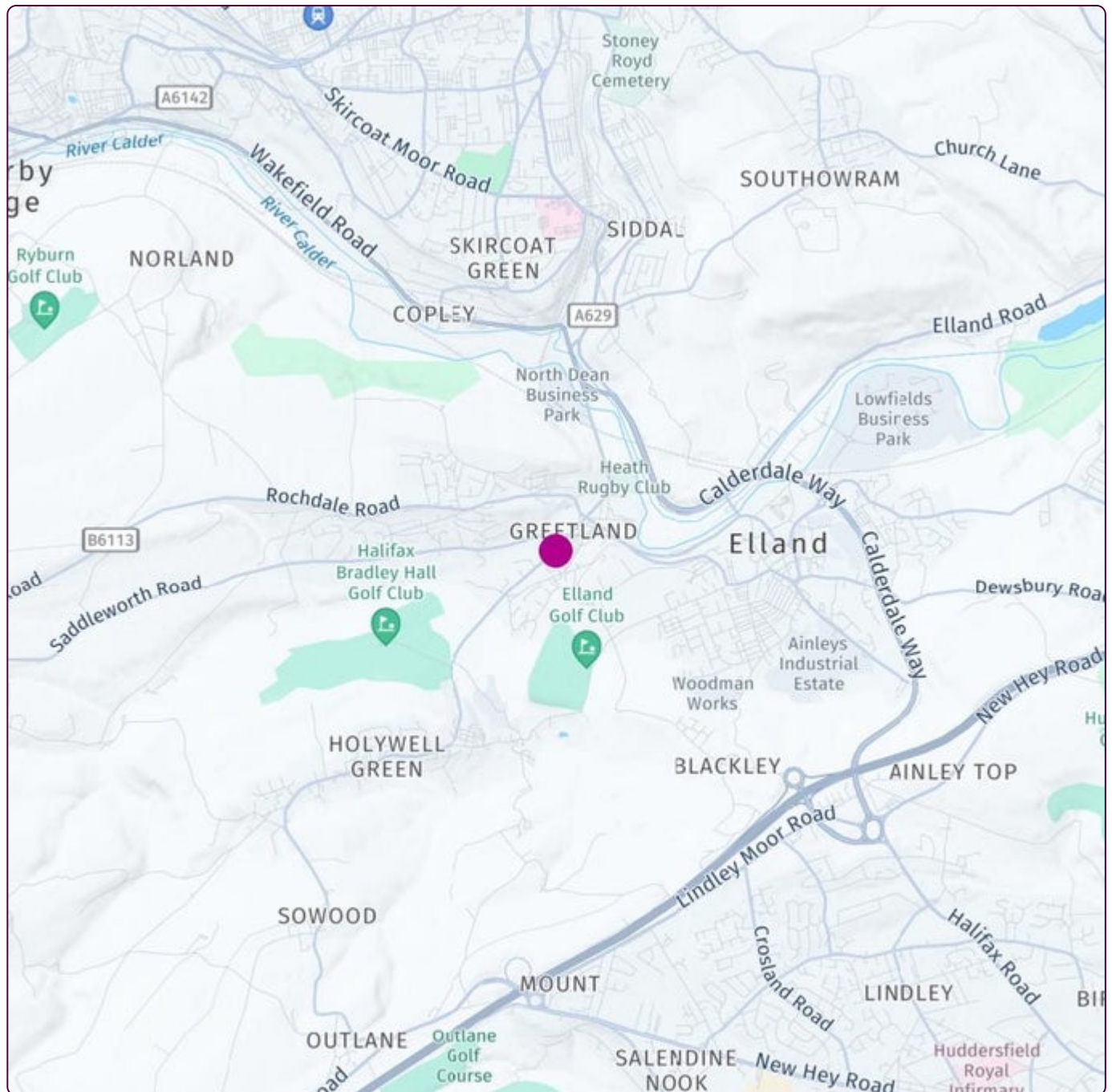
- Fitted Out to a High Spec
- Circa 100 Covers
- Fitted Commercial Kitchen Ready to Use
- Previously Turned Over in Excess of £500,000
- Blank Canvas for any new Tenant
- Annual Rent £39,500 | Energy Rating B

LOCATION

The property occupies a prominent roadside position on Stainland Road (B6112) within the established village settlement of West Vale, which adjoins the neighbouring communities of Greetland and Elland.

West Vale is located approximately 5 miles south of Halifax and 5 miles north-west of Huddersfield, benefitting from good accessibility to both centres and a strong surrounding residential catchment.

The village supports a well-balanced commercial environment, incorporating a range of independent cafés, licensed premises, restaurants and retail occupiers, reinforcing its position as an active local trading location. The area is further characterised by the presence of the historic viaduct, a notable landmark that contributes to the distinctive identity and appeal of the locality.





DESCRIPTION

Viaduct is a vacant hospitality unit which has been recently renovated and comprises a two-storey, stone-built end-terrace building beneath a pitched stone-slate roof.

While the external structure remains traditional in character, the internal accommodation has been fully refurbished and reconfigured, incorporating modern services and amenities throughout. The resulting specification provides functional, up-to-date trading accommodation, suitable for a range of operational requirements.

THE OPPORTUNITY

The property presents an attractive opportunity for an operator seeking to establish a new business within a refurbished and well-configured licensed premises. While fully fitted and capable of immediate operation, the building offers a flexible internal layout, allowing an incoming operator to adapt and re-brand the premises to suit their own trading style and business concept.

INTERNAL DETAILS

The ground floor comprises a bar area providing mixed seating for approximately 32 covers, together with standing space. Finishes include tiled flooring on the ground floor and engineered wood on the first, full-height windows to the front elevation, allowing for good natural light. Additional features include an open-sided hardwood staircase, forming a visual link to the upper floor, and a wall of integrated wine display units.

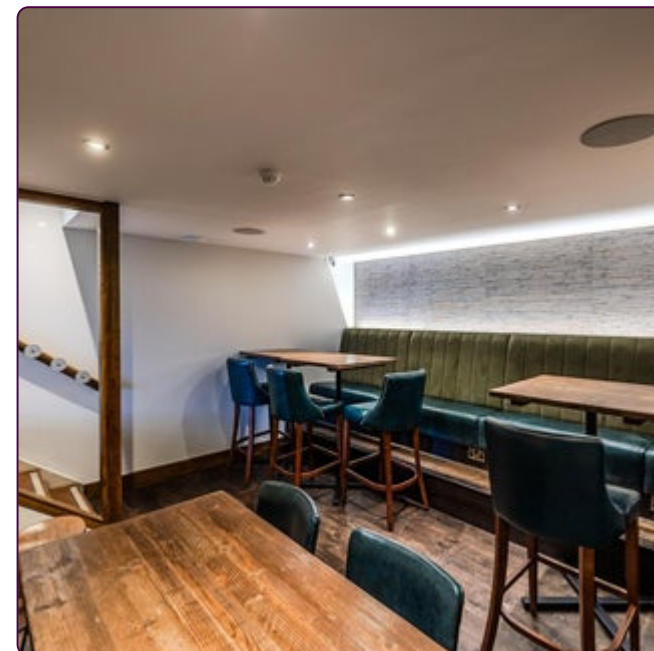
The servery, positioned at one end of the bar, incorporates an open ceiling void, creating a direct visual connection with the restaurant above.

To the rear, and set down a small number of steps, is the Snug, which provides seating for approximately 14 covers.

The first floor provides a restaurant area with seating for approximately 50 covers, benefitting from skylights and the continuation of the open ceiling void, creating a bright and open environment.

Also at first-floor level, and accessed via a short flight of stairs, is a function / conference room, capable of accommodating up to 24 covers, suitable for private dining, meetings, or small events.

Ancillary areas at this level include customer WCs, a store room, an office, and a cloakroom. The commercial kitchen is arranged in two connected sections, comprising a fully equipped main cooking kitchen and a separate but adjoining preparation room, designed to support restaurant, function, and bar operations.





FIXTURES & FITTINGS

We are advised that the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

TENURE

Leasehold:

A new 10 year lease on FRI terms is available on a free of tie basis at a rent of £39,500pa. Rent review year index linked.

REGULATORY

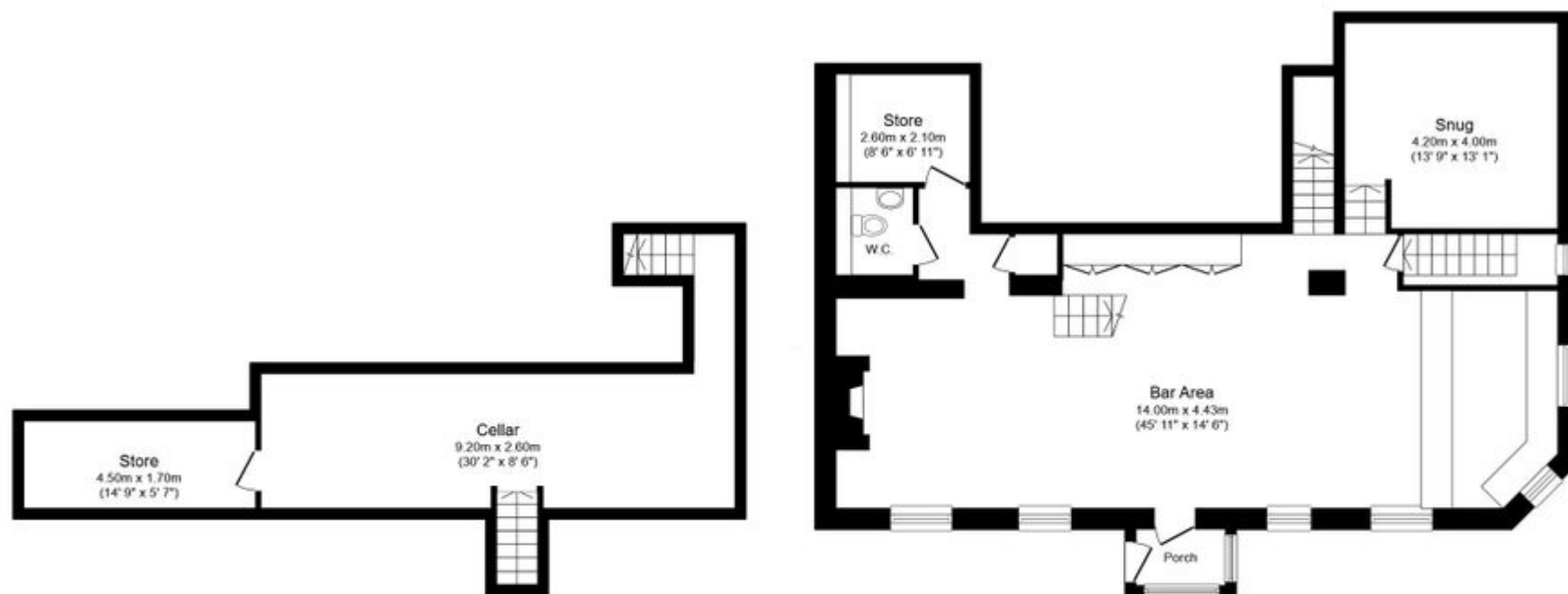
Premises License:

Sale by retail of alcohol:

Sunday to Thursday 10.00 am to 12.00 am
Friday & Saturday 10.00 am to 01.00 am

Live music and playing of recorded music:

Sunday to Thursday 10.00 am to 12.00 am
Friday & Saturday 10.00 am to 01.00 am



Cellar

Floor area 36.4 sq.m. (391 sq.ft.)

Ground Floor

Floor area 104.7 sq.m. (1,127 sq.ft.)

Total floor area: 141.1 sq.m. (1,519 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



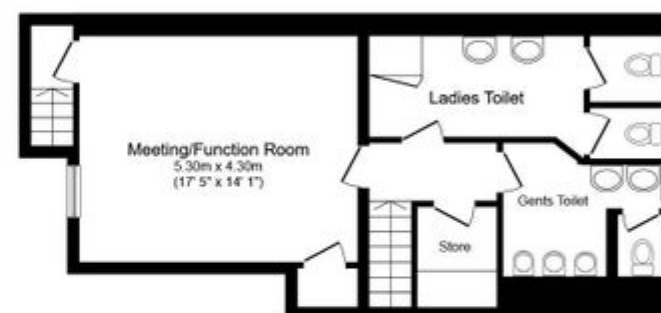
Cellar under Kitchen 2

Floor area 16.1 sq.m.
(173 sq.ft.)



Ground Floor & Mezzanine

Floor area 136.4 sq.m. (1,468 sq.ft.)



First Floor

Floor area 54.1 sq.m. (582 sq.ft.)

Total floor area: 206.5 sq.m. (2,223 sq.ft.)

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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