

Lot 21, Yates, 19 to 21 Silver Street, Halifax,

West Yorkshire HX1 1HS

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Long Let Freehold Public House Investment

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Property Information

Long Let Freehold Public House Investment

- Prominent Town Centre Public House
- Entirely let to Stonegate Pub Company Limited until 2032 (no breaks)
- 5 yearly Upward Only Rent Reviews with an Outstanding Rent Review from 2025
- 2022 Tenant Break Not Exercised
- Approx. Gross Internal Area 862.30 sq. m. (9,283 sq. ft.)
- Prominent position with significant frontage onto Silver Street
- Nearby occupiers include KFC, Bar Rouge, Nationwide, HSBC and William Hill

Lot

21

Auction

6th May 2026

Rent

£131,127 per Annum Exclusive

Status

Available

Sector

Public House

Auction Venue

Live Streamed Auction

Location

Miles

8 miles north-west of Huddersfield, 17 miles south-west of Leeds, 41 miles north-east of Manchester

Roads

M62 (Junction 24), M1, A629, A58

Rail

Halifax Railway Station

Air

Leeds Bradford International Airport

Situation

The property is prominently situated on the north side of Silver Street, in the heart of the town centre, a short distance from the prime pedestrianised area, close to its junction with Cow Green and lies within walking distance of Halifax Railway Station. Nearby occupiers include KFC, Bar Rouge, Nationwide, HSBC and William Hill.

Tenure

Freehold.

Description

The property comprises a detached three storey building with significant frontage onto Silver Street, providing a public house on the ground floor and ancillary accommodation arranged over the basement, first and second floors.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (Gross Internal Area)	Floor Areas Approx sq ft (Gross Internal Area)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Basement Ground First Second	Ancillary Public House Ancillary Acillary	179.30 312.20 185.40 185.40	(1,930) (3,361) (1,996) (1,996)	STONEGATE PUB COMPANY LIMITED (CRN: FCO29833) (t/a Yates - Halifax) (1)	35 years from 29/08/1997	£131,127	5 yearly upward only - 29/08/2025 and 29/08/2030 (28/08/2032)
Total Approximate Commercial Floor Area		862.30	(9,283)				

(1) Following the acquisition of EI Group, Stonegate Pub Company (CRN: FC029833) is now the largest pub company in Britain with over 4,500 sites. The company operates traditional pubs in both high street and suburban locations, as well as leading branded bars including Slug & Lettuce, Walk about and Be At One (www.stonegategroup.co.uk). For the year ending 29/09/2024, Stonegate Pub Company Limited (CRN: FC029833) reported a Turnover of £1,747,000,000, a Pre-Tax Profit of £214,000,000 and a Net Worth of £791,000,000 (Source: Companies House 02/04/2026)

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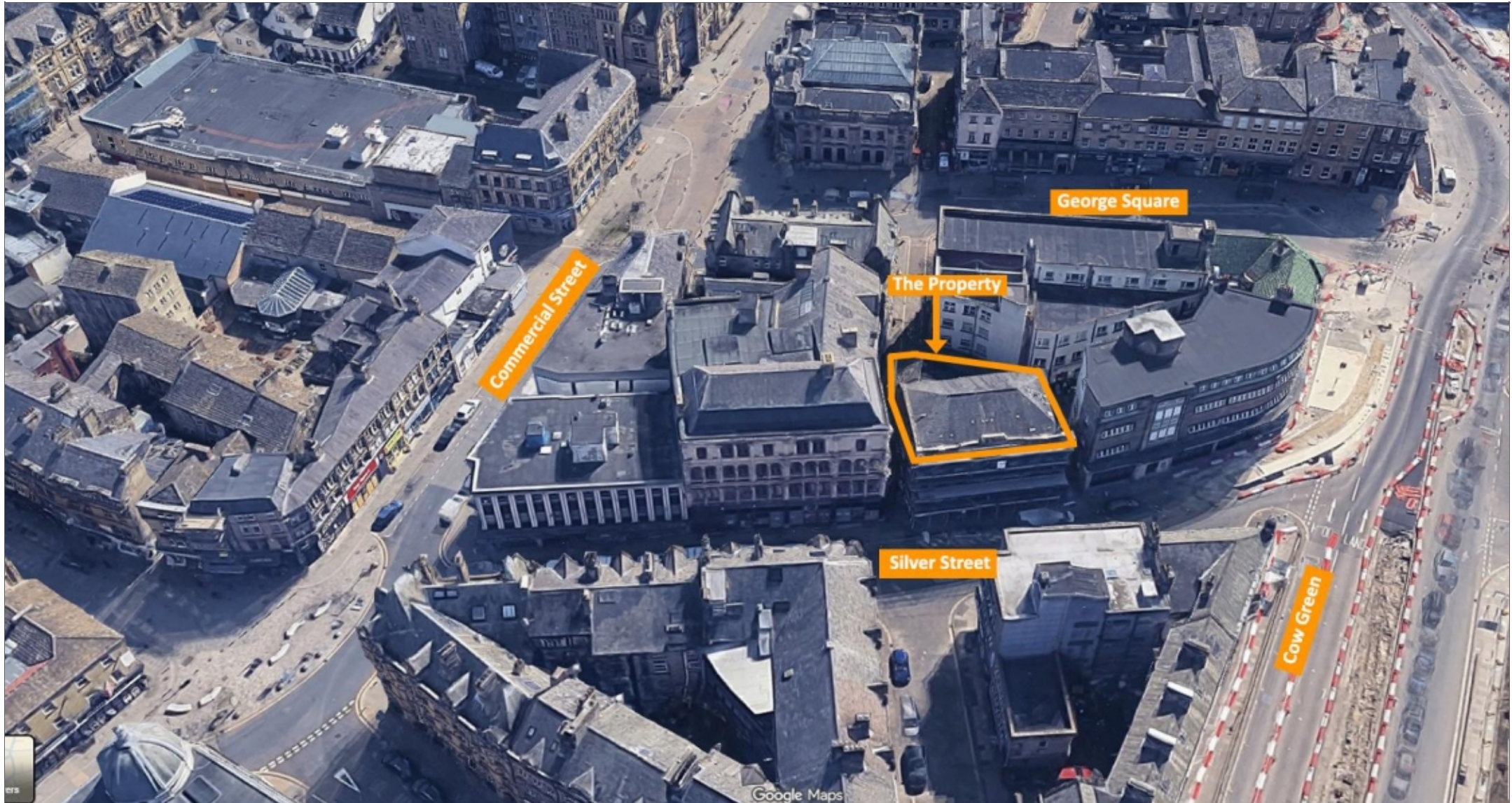
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2024