

UNDER NEW OWNERSHIP

429
Car Parking
Spaces



M BROAD STREET PLAZA

///piper.sport.candle
North Parade
Halifax
HX1 1YQ

Occupiers Include



vue



DESCRIPTION

Broad Street Plaza comprises a modern, mixed-use development which was constructed in 2012. Occupying a dominant island site of approximately 2.72 acres (1.10 hectares), the scheme's gross internal area (GIA) extends to 86,099 sq ft (7,999 sq m). The property comprises of a 9-screen multiplex cinema, 429-space multi-storey car park and 11 units let to a mix of national and regional occupiers.

Broad Street Plaza is arranged across the lower ground, ground and first floors. The lower ground and ground floors provide both retail and social occupiers, whilst the upper levels provide the cinema and car parking uses.

RATEABLE VALUE

Interested parties should satisfy themselves as to the rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

SERVICE CHARGE & INSURANCE

Information provided upon application.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The available units are suitable for a variety of uses including retail, leisure and food & beverage. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



86,099 sq.ft

Total development



11

Lettable units on site

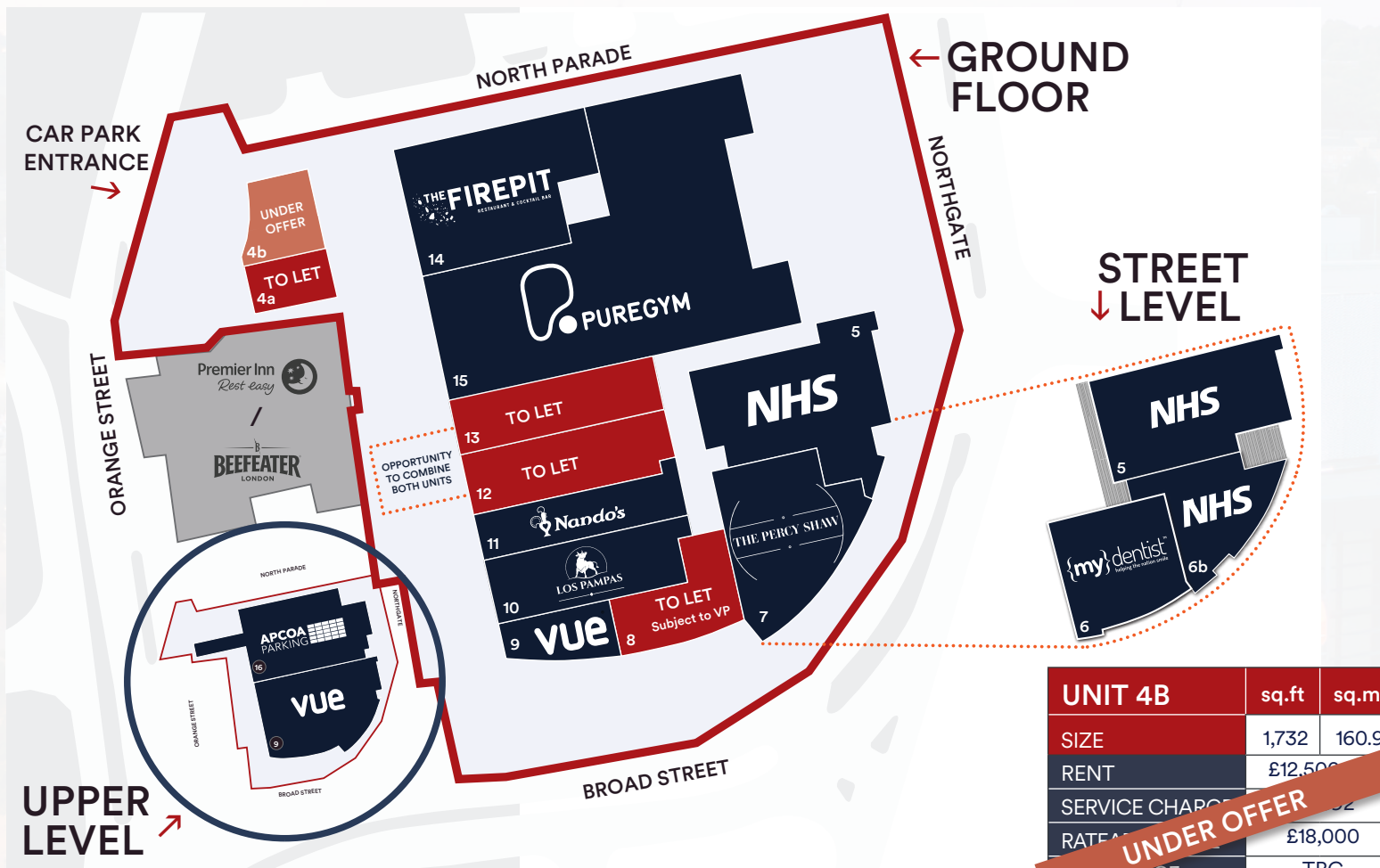


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What Three Words

M BROAD STREET PLAZA

SITE PLAN



115k Catchment Population
within a 10 minute drive time

424k Catchment Population
within a 20 minute drive time



429
Car Parking Spaces

UNIT 4B	sq.ft	sq.m
SIZE	1,732	160.9
RENT	£12,500	
SERVICE CHARGE	£2,066	
RATEABLE VALUE	£18,000	
INSURANCE	TBC	
EPC	B:50	

UNDER OFFER

AVAILABLE UNITS

UNIT 4A	sq.ft	sq.m
SIZE	1,237	114.9
RENT	£12,500 Pax	
SERVICE CHARGE	£2,066	
RATEABLE VALUE	£18,000	
INSURANCE	TBC	
EPC	B:40	

UNIT 8	sq.ft	sq.m
Subject to VP		
SIZE	3,151	292.7
RENT	£40,000 Pax	
SERVICE CHARGE	£8,770	
RATEABLE VALUE	£42,000	
INSURANCE	TBC	
EPC	B:32	

UNIT 12	sq.ft	sq.m
SIZE	4,025	373.9
RENT	£35,000 Pax	
SERVICE CHARGE	£6,722	
RATEABLE VALUE	£82,500	
INSURANCE	TBC	
EPC	B:35	

UNIT 13	sq.ft	sq.m
SIZE	3,433	318.9
RENT	£35,000 Pax	
SERVICE CHARGE	£5,733	
RATEABLE VALUE	£74,500	
INSURANCE	TBC	
EPC	B:38	

UNITS 12 & 13 CAN BE COMBINED TO CREATE CIRCA 7,517 SQ.FT



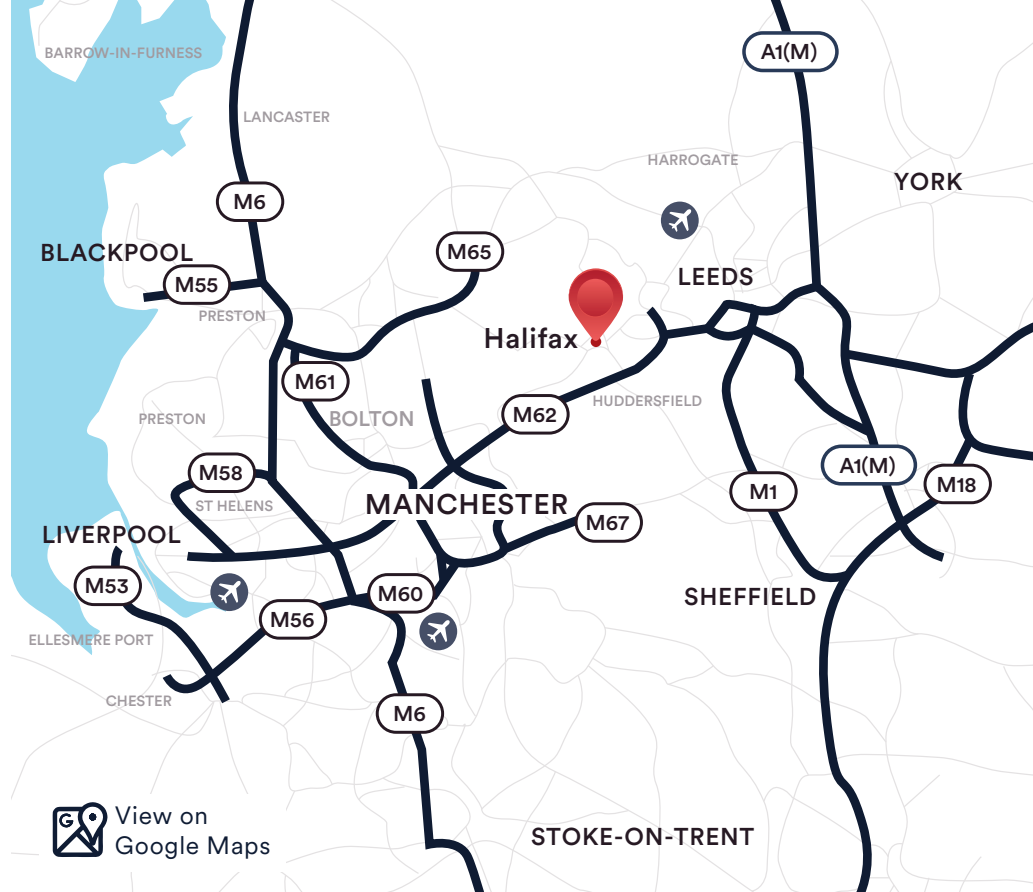
Sat Nav


HX1 1YQ

LOCATION

Halifax is the main commercial, retail, administrative and cultural centre of Calderdale, a metropolitan borough of West Yorkshire.

Calderdale was formed in 1974, bringing together the towns of Halifax, Brighouse, Elland, Hebden Bridge and many other towns and villages within the southern Pennines area. Calderdale is the 6th largest out of 36 metropolitan boroughs, with a population of 211,439 and Halifax accounting for 88,109. The town is located approximately 24 miles north east of Manchester, 13 miles south west of Leeds, 6 miles north west of Huddersfield and 29 miles north west of Sheffield.



 View on Google Maps



Rakesh Joshi

01384 400123
07741 385 322
R.Joshi@lcpproperties.co.uk



George Kearney

0207 233 5255
07714 679202
G.Kearney@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents:



Richard Webster

07739 680 472
rw@newswebster.com

PROPERTY CONSULTANTS

wsb

Adam Mobley

07587 133 540
amobley@wsbproperty.co.uk

SERVICES



Toilet Facilities



Baby Changing



Car Parking

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