



Unit 12/13 - Broad Street Plaza

Broad Street Plaza, Halifax, HX1 1YA

Competitive Leisure Unit to let at Broad Street Plaza in the Heart of Halifax Town Centre

7,660 sq ft
(711.64 sq m)

- A 86,099 sqft mixed use scheme anchored by a 9 screen VUE Cinema.
- 429 space car park within the scheme.
- 11 units occupied by brands including Nando's, The Firepit, PureGym and Premier Inn/Beefeater.
- The scheme benefits from a 115,000 population within a 10-minute drive time and 424,000 within 20 minutes.

Unit 12/13 - Broad Street Plaza, Broad Street Plaza, Halifax, HX1 1YA

Summary

Available Size	7,660 sq ft
Rent	£90,000 per annum
Rates Payable	£87,135 per annum To be reassessed
Rateable Value	£157,000
Service Charge	£12,792 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (38)

Description

The scheme extends to approximately 86,099 sqft and includes a 9-screen Vue cinema, 429-space multi-storey car park, and 11 units occupied by brands including Nando's, The Firepit, PureGym and Premier Inn/Beefeater.

We currently have the following ground floor opportunities available:

- Unit 4A – 1,237 sqft – £12,500 pax
- Unit 4B – 1,732 sqft – £12,500 pax (Under Offer)
- Unit 12 – 4,025 sqft – £35,000 pax
- Unit 13 – 3,433 sqft – £35,000 pax
- Unit 12 & 13 – 7,660 sqft – £90,000 pax

The available units are suitable for a variety of uses, including:

- Restaurants & bars
- Quasi-retail operators
- Clinics & health/wellbeing concepts
- Competitive socialising
- Immersive leisure operators

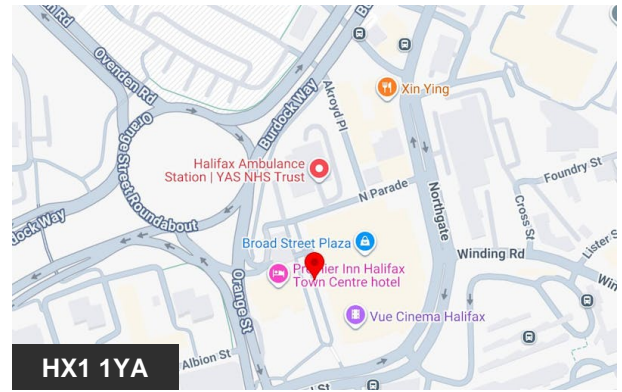
Location

Scheme is located in the heart of Halifax Town Centre adjacent to the retail quarter and the main bus station. The scheme is bordered by Broad Street, Northgate and Orange Street just off the inner ring road.

Halifax benefits from a 115,000 population within a 10-minute drive time and 424,000 within 20 minutes, making it a dominant leisure destination within Calderdale.

Accommodation

Name	sq ft	sq m	Tenure	Rent	Availability
Ground	7,660	711.64	To Let	£90,000 /annum	Available
Total	7,660	711.64			



Viewing & Further Information



Adam Mobley

07587 133540

amobley@wsbproperty.co.uk

Richard Webster (News Webster)

07739 680472

UNDER NEW OWNERSHIP

429
Car Parking
Spaces



BROAD STREET PLAZA

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

Occupiers Include





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

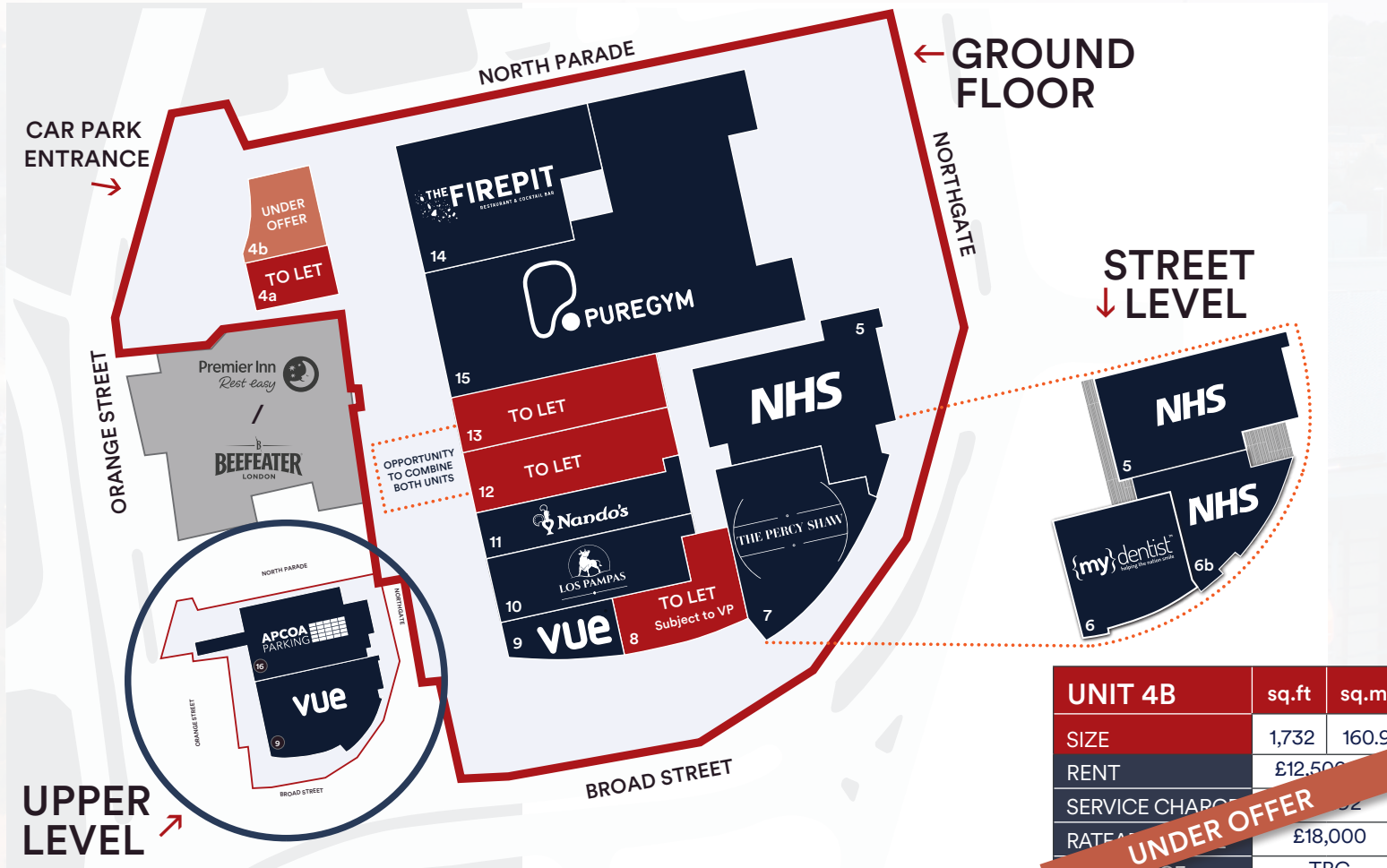


piper.sport.candle

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	

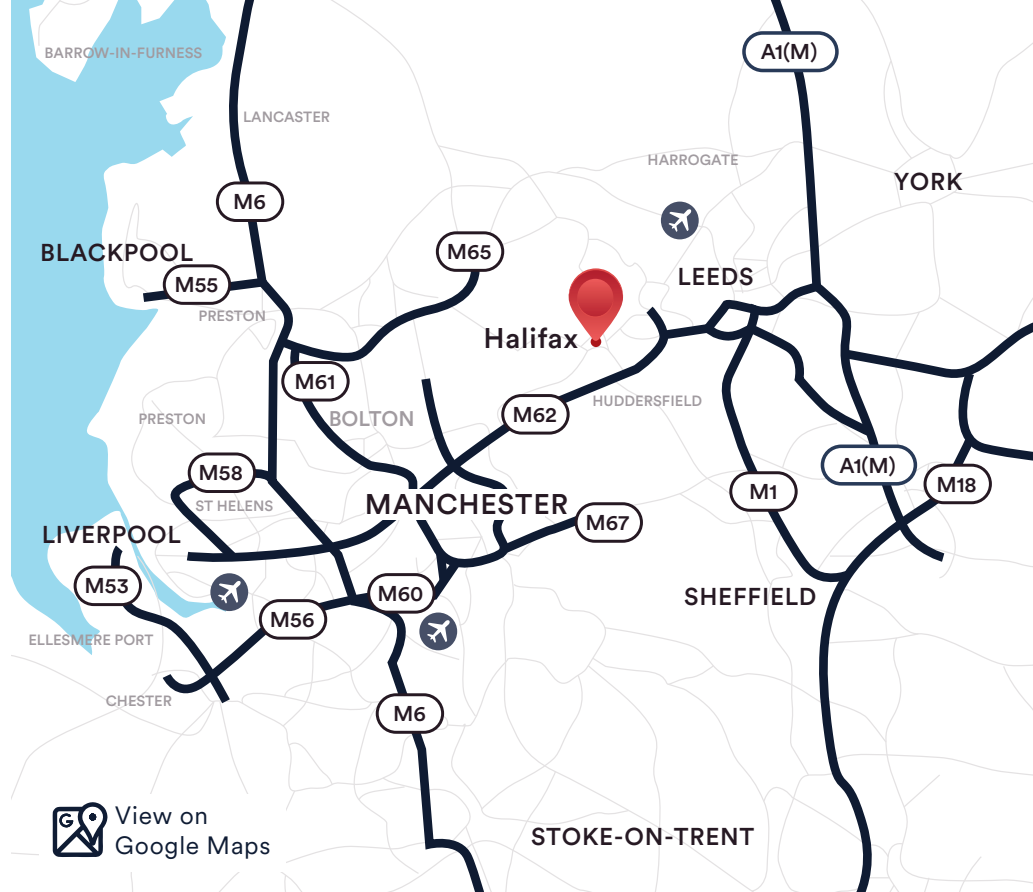
UNITS 12 & 13 CAN BE COMBINED TO CREATE CIRCA 7,517 SQ.FT



 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
RJoshi@lcpproperties.co.uk



George Kearney

0207 233 5255
07714 679202
GKearney@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

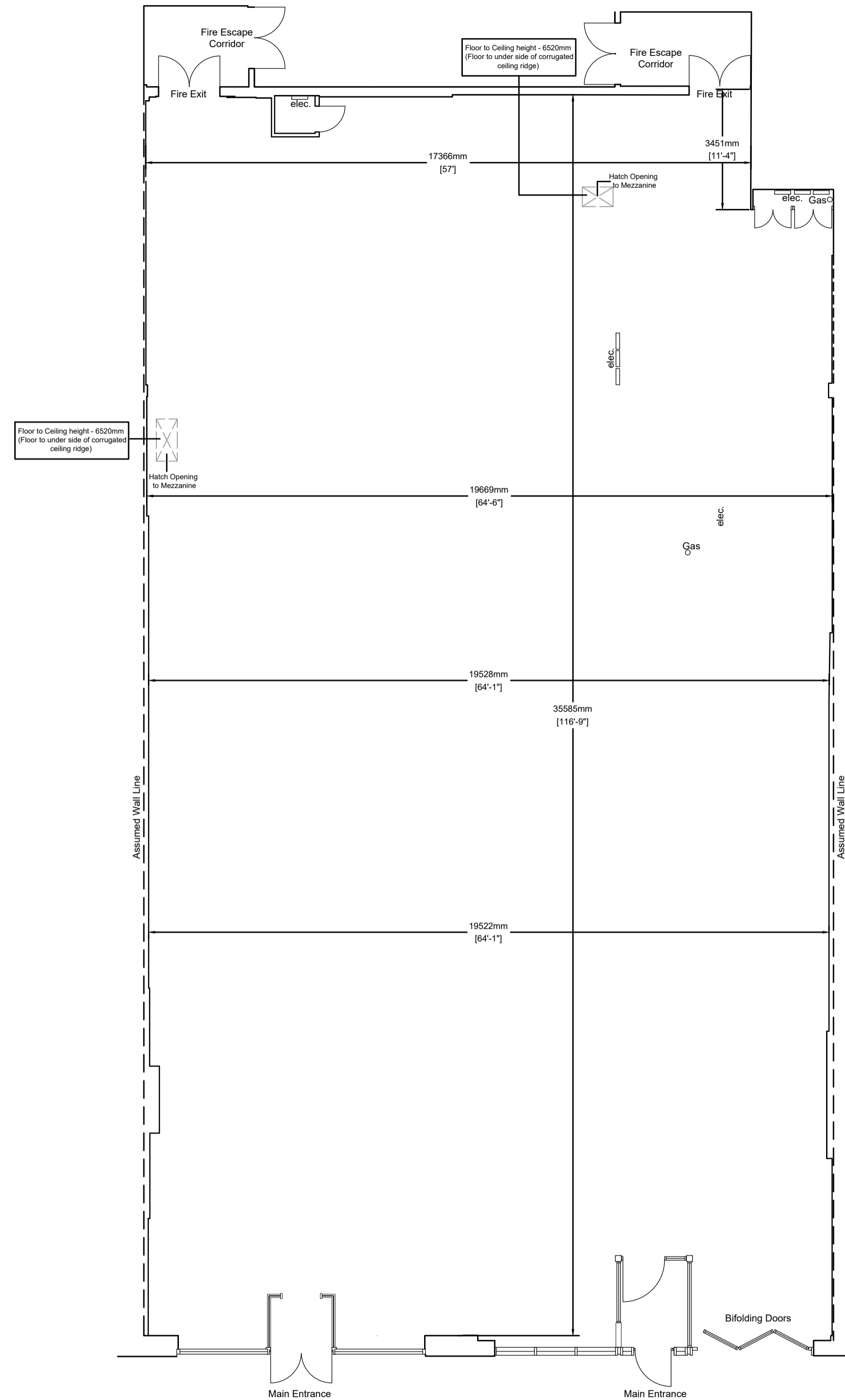
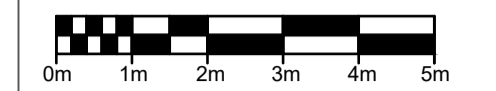


Car Parking

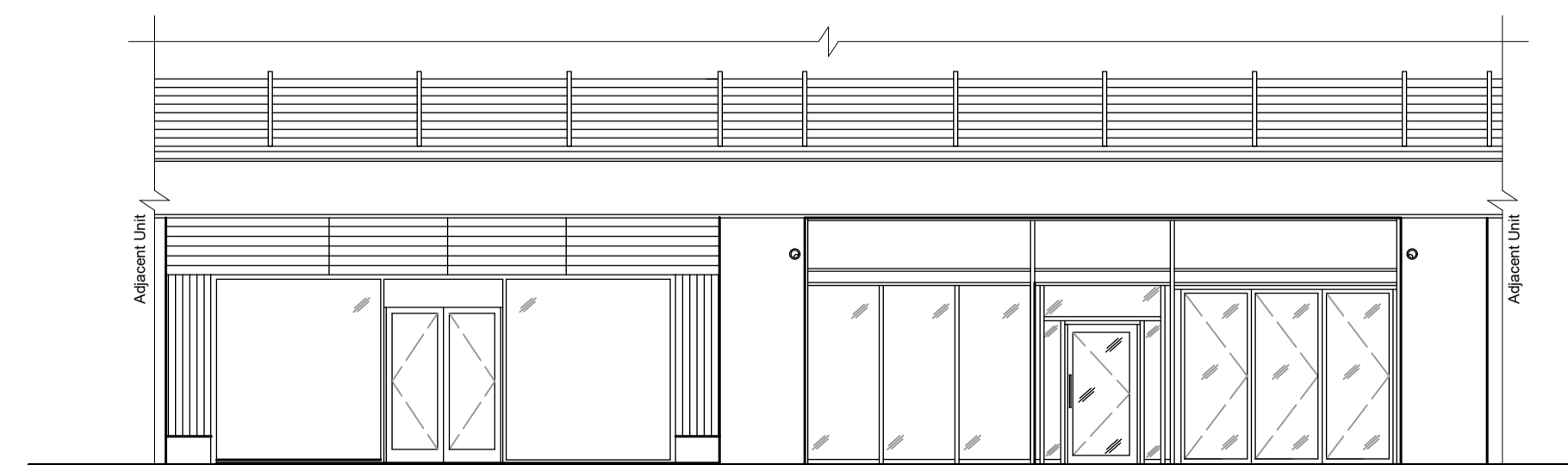
MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Parnett Estate, Kingwinford, West Midlands DY6 7PA. Its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

Notes:

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK RELATING TO THESE DRAWINGS. FIGURED DIMENSIONS SHOULD TAKE PREFERENCE OVER SCALED DIMENSIONS. SCALED DIMENSIONS SHOULD NOT BE TAKEN FROM THIS DRAWING, UNLESS FOR THE PURPOSE OF VERIFYING OR DETERMINING ANY PLANNING APPLICATION.



Unit 13 & 12 Combined GIA - 7660.2 sq ft (711.7 sq m)



Front Elevation

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

LCP

01384 400123
www.lcpproperties.co.uk

SITE:
Unit 13 & 12
Broad Street Plaza,
Broad Street,
Halifax,
HX1 1UX

CLIENT:
Sheet Anchor Commercial Property Ltd.

TITLE:
Existing Floor Plans & Elevation

SCALE AT A1: 1:100	DATE: April 2026	DRAWN: JSA
PROJECT NO: 16014852-53	DRAWING NO: APR26-SC-001	REVISION: