



Unit 12 - Broad Street Plaza

Broad Street Plaza, Halifax, HX1 1YA

Restaurant/Bar Unit to let at Broad Street Plaza in the Heart of Halifax Town Centre

4,025 sq ft
(373.93 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 - Broad Street Plaza, Broad Street Plaza, Halifax, HX1 1YA

Summary

Available Size	4,025 sq ft
Rent	£35,000 per annum
Rates Payable	£45,787.50 per annum
Rateable Value	£82,500
Service Charge	£2 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (35)

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
- Unit 8 – 3,151 sqft – £40,000 pax
- Unit 12 – 4,025 sqft – £35,000 pax (Subject to VP)*
- Unit 13 – 3,433 sqft – £35,000 pax*

* Unit 12 & 13 can be amalgamated to provide a unit of 7,500 sqft

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

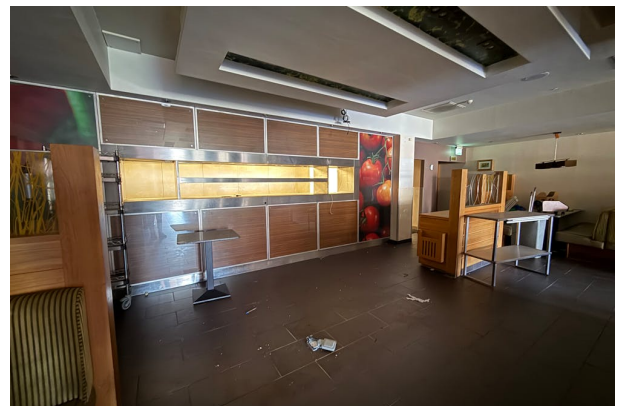
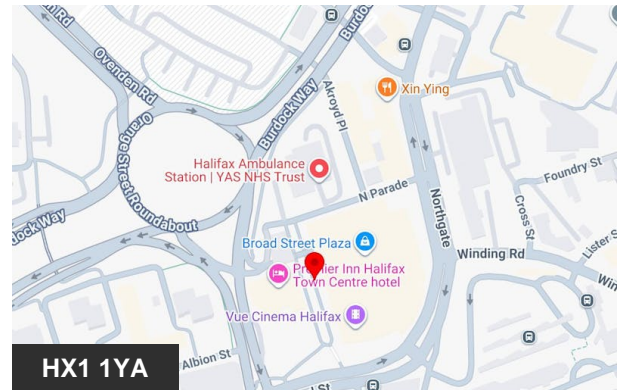
Location

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	4,025	373.93	To Let	£35,000 /annum	Available
Total	4,025	373.93			



Viewing & Further Information



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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 incoming 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

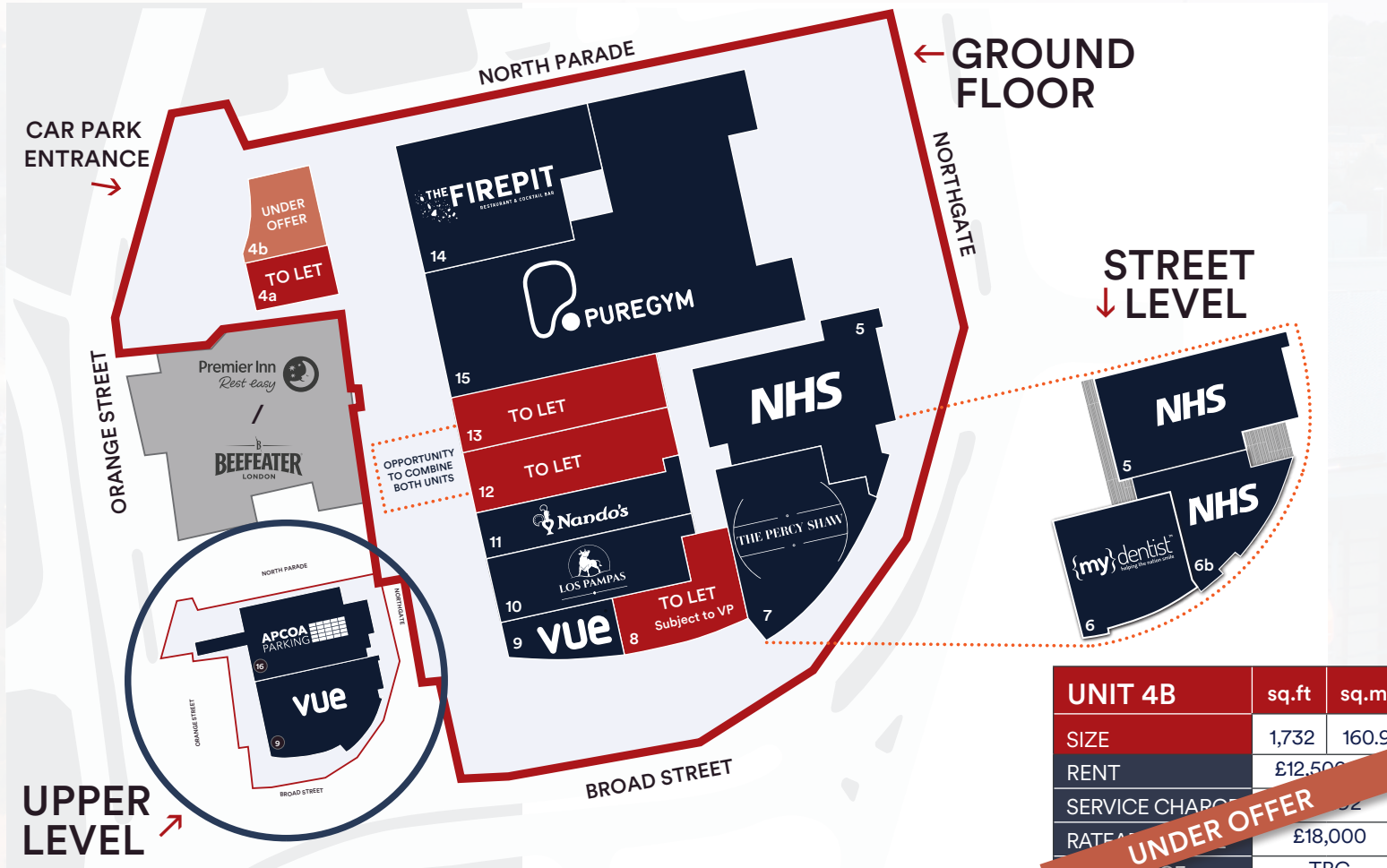


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What Three Words

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	

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 <small>Subject to VP</small>	sq.ft	sq.m
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	

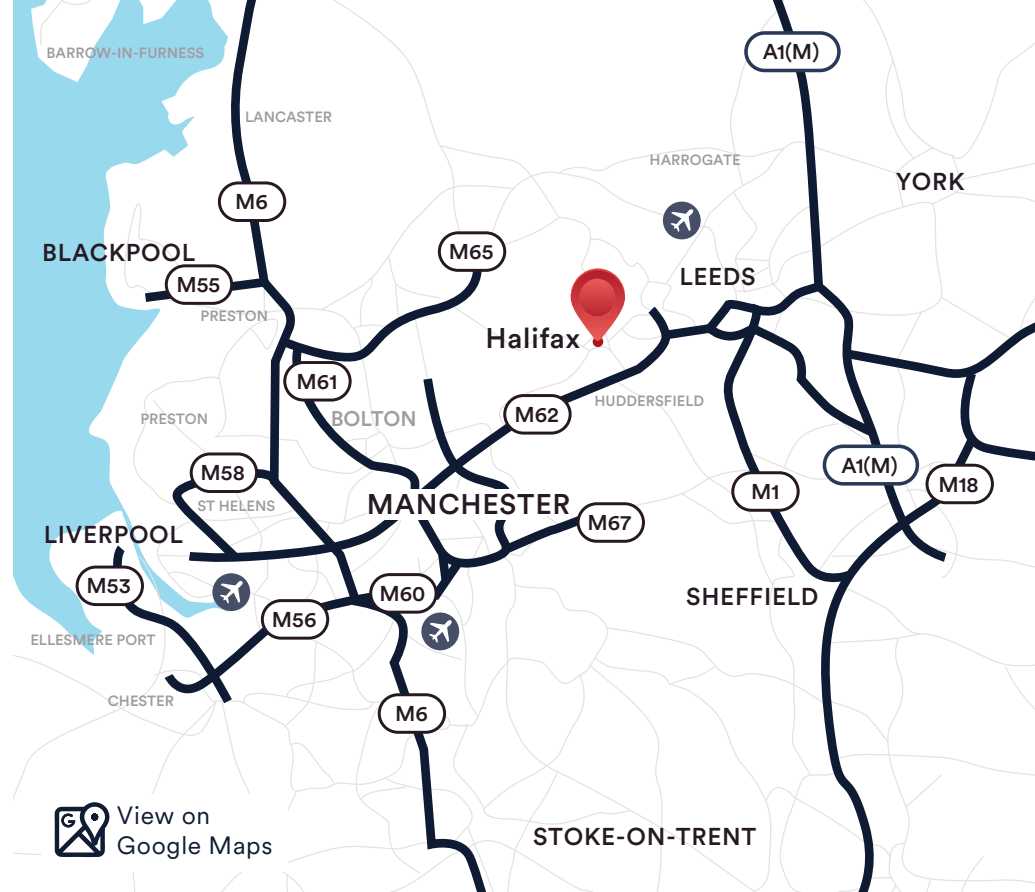
UNITS 12 & 13 CAN BE COMBINED TO CREATE CIRCA 7,517 SQ.FT



 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



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SERVICES



Toilet Facilities

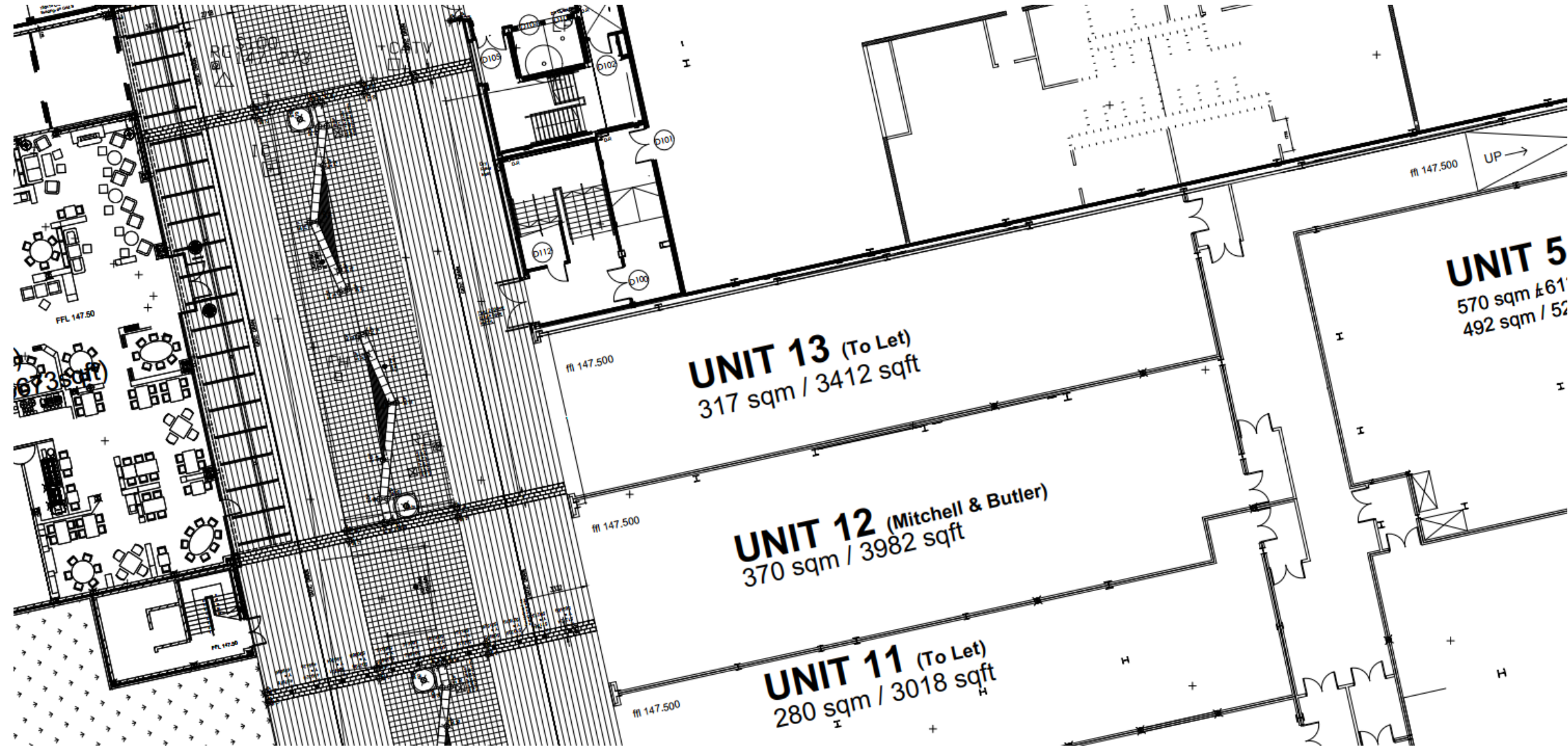


Baby Changing



Car Parking

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UNIT 13 (To Let)
317 sqm / 3412 sqft

UNIT 12 (Mitchell & Butler)
370 sqm / 3982 sqft

UNIT 11 (To Let)
280 sqm / 3018 sqft

UNIT 5
570 sqm ±61'
492 sqm / 52'