PROPERTY CONSULTANTS wsb

TO LET



Unit 7 (The Percy Shaw) - Broad Street Plaza

Broad Street Plaza, Halifax, HX1 1YA

Commercial Unit to let at Broad Street Plaza in the Heart of Halifax Town Centre - Alternative uses would be considered.

6,383 sq ft
(593 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 7 (The Percy Shaw) - Broad Street Plaza, Broad Street Plaza, Halifax, HX1 1YA

Summary

Available Size	6,383 sq ft
Rent	£60,000 per annum
Rates Payable	£33,325 per annum
Rateable Value	£77,500
Service Charge	£13,526.88 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

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 7 – 6,383 sqft – £60,000 pax
- Unit 13 – 3,433 sqft – £35,000 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

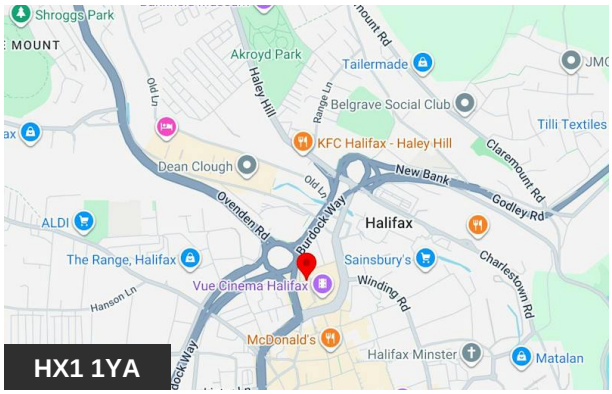
Location

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.

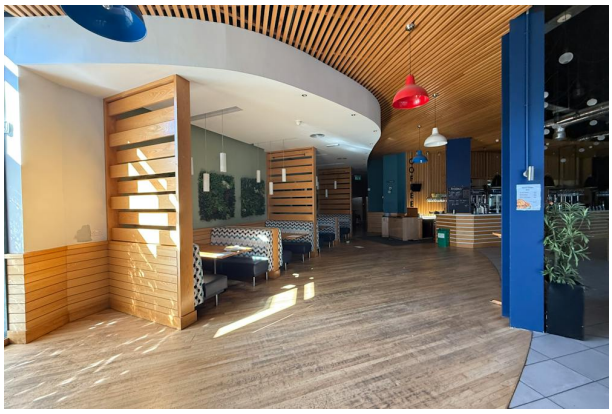
Halifax benefits from a 115,000 population within a 10-minute drive time and 424,000 within 20 minutes, making it a dominant leisure destination within Calderdale.

Accommodation

Name	sq ft	sq m	Tenure	Rent	Availability
Ground	6,383	593	To Let	£60,000 /annum	Available
Total	**6,383**	**593**			







Viewing & Further Information



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TO LET

Unit 7

6,383 sq.ft

(593 sq.m)

429 Car Parking Spaces

BROAD STREET PLAZA

North Parade
Halifax
HX1 1YQ

Occupiers Include

Nando's · LOS PAMPAS · PUREGYM · THE FIREPIT RESTAURANT & COCKTAIL BAR · vue

BROAD STREET PLAZA

UNIT 7

LOCATION
Halifax is the main commercial, retail, administrative and cultural centre of Calderdale, a metropolitan borough of West Yorkshire. 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 retail, leisure and social occupiers, whilst the upper level provides the cinema and car parking uses.

DESCRIPTION
The subject comprises an open plan ground floor unit, suitable for a variety of uses and with an extensive, wraparound glazed frontage.

UNIT SIZE
Total Area: 6,383 sq.ft (593 sq.m).

RENT
£60,000 PAX

RATEABLE VALUE
Rateable Value: £77,500. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable.

SERVICES
All mains services are available.

SERVICE CHARGE & INSURANCE
Service Charge: £13,526.88 + VAT.
Insurance: £1,706.51 + VAT.

ENERGY PERFORMANCE
Further information available upon request.

PLANNING
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.



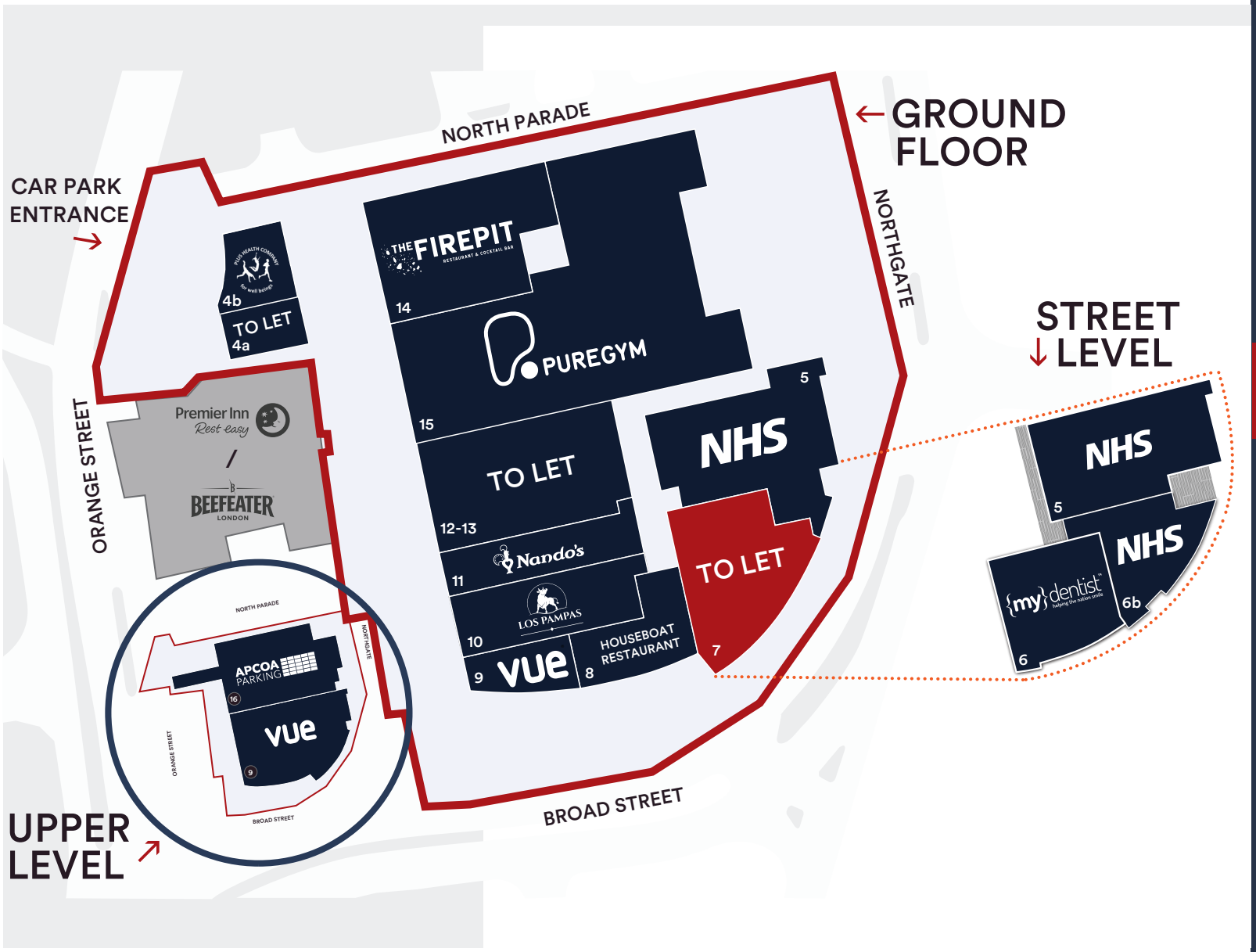
11
Lettable Units On-Site

149,012 sq.ft
Total Area

What Three Words
lock.slip.gent

BROAD STREET PLAZA

SITE PLAN



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