

UNDER NEW OWNERSHIP

429
Car Parking
Spaces



LAST 2 UNITS REMAINING

M 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



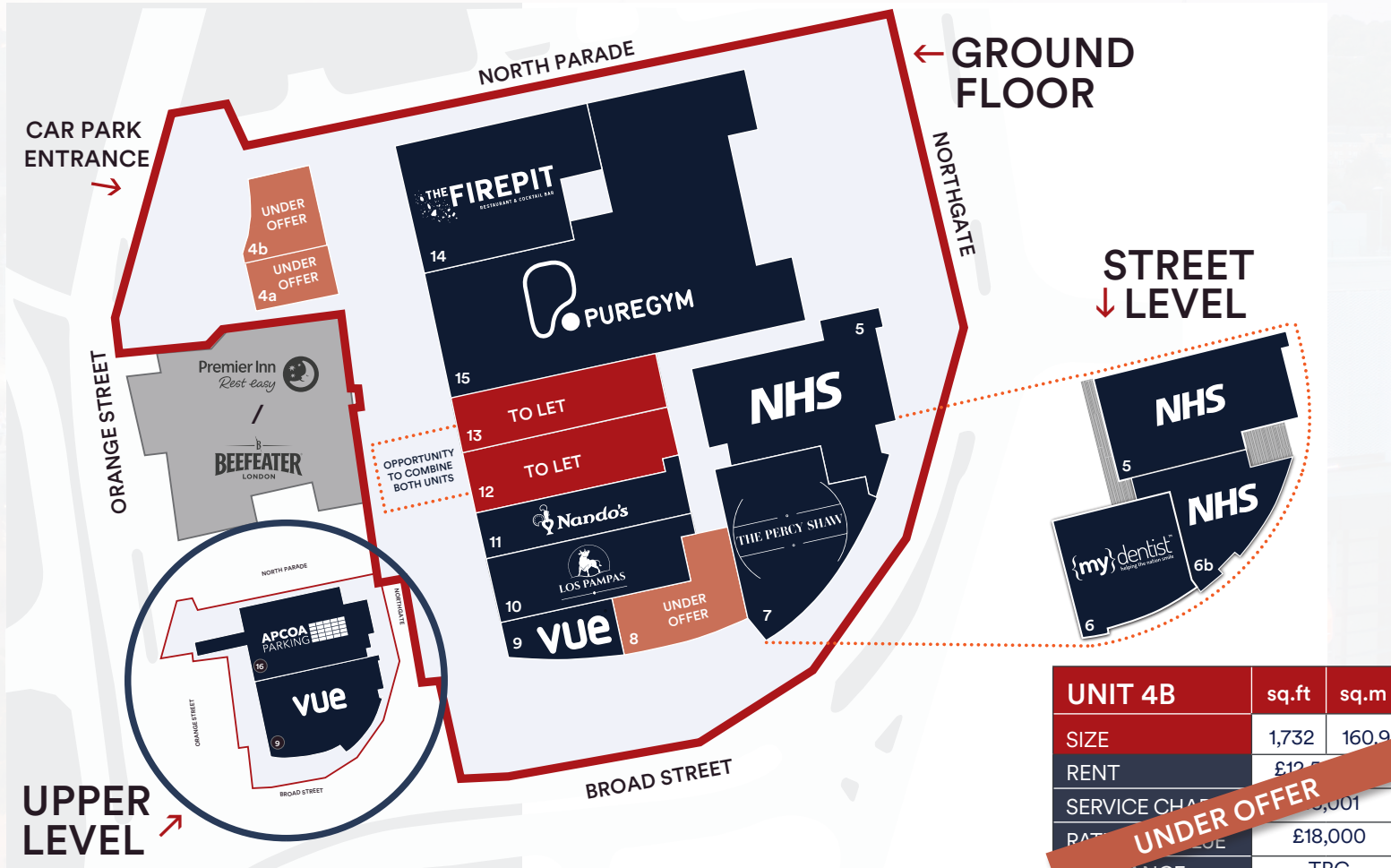
11

Lettable units on site



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What Three Words



AVAILABLE UNITS

UNIT 4A	sq.ft	sq.m
SIZE	1,237	114.9
RENT	£12,500	
SERVICE CHARGE	£2,241	
RATEABLE VALUE	£18,000	
INSURANCE	TBC	
EPC	B:40	

UNDER OFFER

UNIT 8	sq.ft	sq.m
SIZE	3,151	292.7
RENT	£40,000	
SERVICE CHARGE	£2,263	
RATEABLE VALUE	£42,000	
INSURANCE	TBC	
EPC	B:32	

UNDER OFFER

UNIT 12	sq.ft	sq.m
SIZE	4,025	373.9
RENT	£35,000 Pax	
SERVICE CHARGE	£7,290 Pax	
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	£6,218 Pax	
RATEABLE VALUE	£74,500	
INSURANCE	TBC	
EPC	B:38	

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



115k Catchment Population
within a 10 minute drive time

424k Catchment Population
within a 20 minute drive time



429
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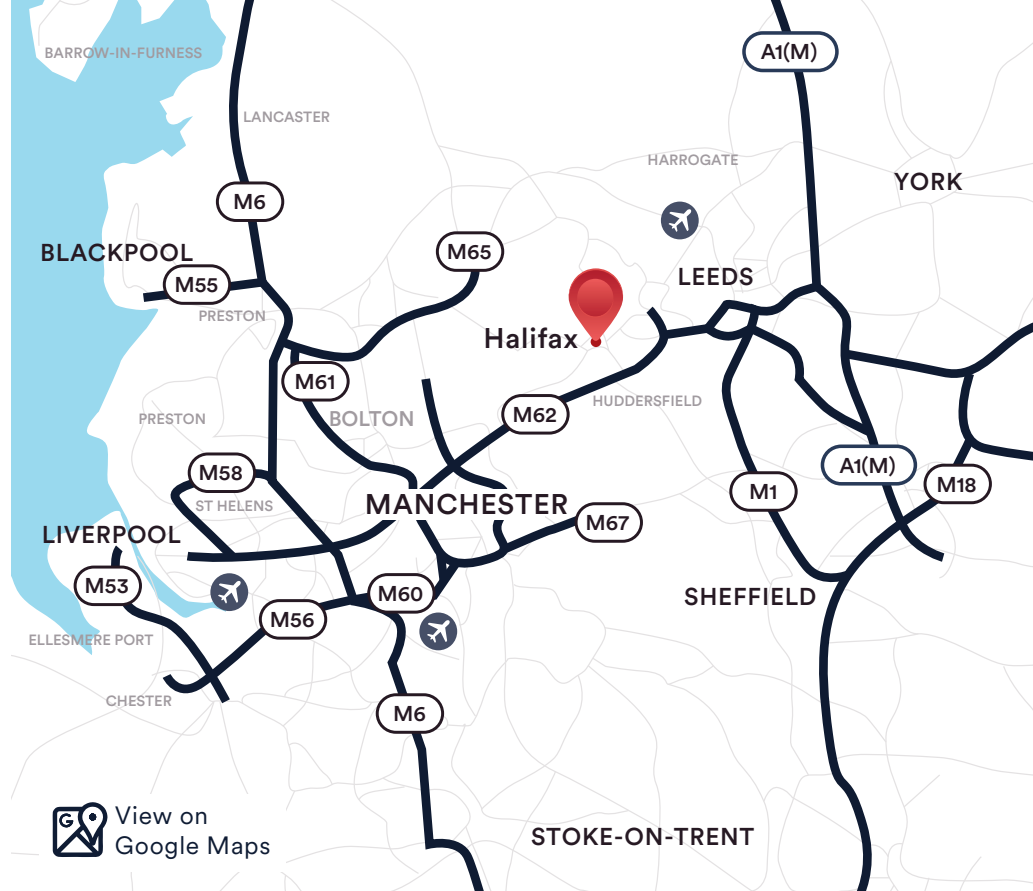
Sat Nav

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



SERVICES



Toilet Facilities



Baby Changing



Car Parking

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