

429
Car Parking
Spaces

TO LET

Unit 4a

1,237 sq.ft
(114.9 sq.m)



M BROAD STREET PLAZA

North Parade
Halifax
HX1 1YQ

Occupiers Include

 **Nando's**
 **LOS PAMPAS**
 **PUREGYM**
 **THE FIREPIT**
 **THE PERCY SHAW**
 **vue**

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 both retail and social occupiers, whilst the upper levels provide the cinema and car parking uses.

DESCRIPTION

The subject comprise a ground floor retail unit with a glazed frontage. Internally, the premises comprise an open plan sales area, with staff facilities.

UNIT SIZE

Total Area: 1,237 sq.ft (114.9 sq.m).

RENT

£12,500 PAX

RATEABLE VALUE

Rateable Value: Currently under appeal. 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: Circa £2,241 + VAT.

Insurance: Circa £338.22 +VAT

ENERGY PERFORMANCE

Rating B:40. Further information available upon request.

PLANNING

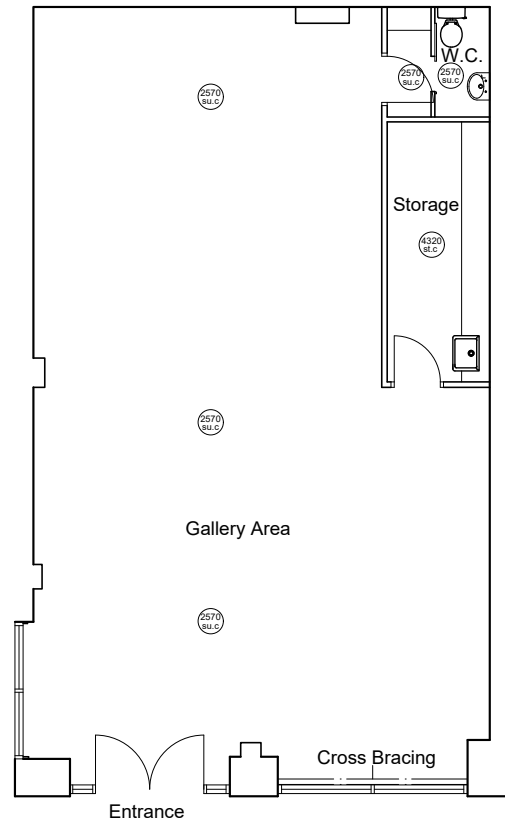
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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.



GIA - 1294.8sq ft (120.2 sq m)



11

Lettable Units On-Site



149,012 sq.ft

Total Area



What Three Words
lock.slip.gent



M[®]Core
LCP UK



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Viewing

Strictly via prior appointment
with the appointed agents:



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