



Unit 4b - 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.**

1,732 sq ft
(160.91 sq m)

- A 113,000sqft mixed use scheme anchored by a 9 screen VUE Cinema.
- 429 space car park within the scheme.
- 45,000 sqft of bar and restaurant space.
- My Dentist and the NHS also part of the scheme.

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Summary

Available Size	1,732 sq ft
Rent	£25,000 per annum
Rates Payable	£12,800 per annum Estimate as it is not rated
Rateable Value	£25,000
Service Charge	£4,917 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (44)

Description

Broad Street Plaza is a modern mixed use scheme anchored by a 9 Screen Vue Cinema. Other operators trading include Premier Inn Hotels, Nando's, Beefeater, My Dentist, NHS and Pure Gym.

The council have opened a college in Northgate House close to the scheme which accommodates 800 to 1000 students.

There are a number of opportunities available that can accommodate cafes, restaurants, bars, retail and other leisure/commercial activity uses, these include:

- Unit 4a - 1,237 sqft
- Unit 13 - 3,433 sqft
- Unit 14 - 7,692 sqft

Location

The 113,000 sqft Scheme is located in the heart of Halifax Town Centre adjacent to the retail quarter and the main bus station that has over 5.4m passengers a year. The scheme is bordered by Broad Street, Northgate and Orange Street just off the inner ring road.

Halifax is in an urban area of Calderdale (population of Calderdale is 192,400) and is situated 4 miles from the M62 motorway, 7 miles to the south west of Bradford and 8 miles north of Huddersfield.

Accommodation

Name	sq ft	sq m	Tenure	Rent	Availability
Ground	1,732	160.91	For Sale / To Let	£25,000 /annum	Available
Total	1,732	160.91			



Viewing & Further Information



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BROAD STREET PLAZA

NORTH PARADE HX1 1YQ
HALIFAX

**UNITS IMMEDIATELY
AVAILABLE
TO LET FROM 1,237
TO 7,093 SQ FT**
TENANTS TRADING INCLUDE:



113,267 SQ FT MIXED USE SCHEME WITH 429 SPACE MULTI-STOREY CAR PARK



The Percy Shaw



CATCHMENT & DEMOGRAPHICS



Population of Halifax
88,109
 (2021 Census)



65.8%
Home Ownership
Vs 62.7% UK
Average
 (Source: StorePointGeo)



424,104
Population within a
20 minute drive time
 (Source: StorePointGeo)



71.3%
Car Ownership
 (Source: StorePointGeo)



£293.14M
Total Food & Beverage
spend per annum is
£293.14m, or £1,646
per household
 (Source: StorePointGeo)



47.9%
Within AB/C1
social group
 (Source: StorePointGeo)



£57.87M
Leisure spend per
annum is £57.87m, or
£325 per household
 (Source: StorePointGeo)



Tourism in Calderdale worth
£431.9M pa
 £35.2m was direct income for local businesses, majority of which was spent in catering and retail (Calderdale Council)



£20M
Brand new Halifax
bus station opened
July 2024 with an
average of 15,000 people
a day (opposite the scheme)



The Piece Hall, a very
important iconic tourist
destination in the centre of
Halifax re-opened in
August 2017 after a £19M
restoration project
and now attracts
£2.4M
visitors pa



HALIFAX

Halifax is in an urban area of Calderdale (population of Calderdale is 208,700) and is situated 4 miles from the M62 motorway, 7 miles to the south west of Bradford and 8 miles north of Huddersfield.



LOCATION

Broad Street Plaza

The **113,267 sq ft Mixed Use Scheme** is located in the heart of Halifax Town Centre **adjacent to the retail quarter and the town's bus station** which was completed in 2024 at a cost of £20m, and has in the region of **5m passengers a year**. The scheme is bordered by Broad Street, Northgate and Orange Street just off the inner ring road.

Broad Street Plaza is a modern mixed use development anchored by a 9 Screen VUE Cinema. Other operators trading include Premier Inn Hotels, Nando's, Beefeater and Pure Gym.

There are a number of opportunities available that can accommodate restaurants, bars and other leisure activity uses.

Halifax train station is only a 5/10 min walk which recorded nearly 1.4M entries and exits in 2022/23 (*Source: ORR*) and is located next to the Eureka! The National Children's Museum which has over **300,000 visitors per annum** (*Source: Eureka*)

Northgate House existing council offices, adjacent to Broad Street Plaza, is now open as a **brand new Sixth Form College** bringing students back into the centre of Halifax and students started their courses in September 2019.



**Nine Screen
Vue Cinema**



**100 Bedroom
Premier Inn Hotel**



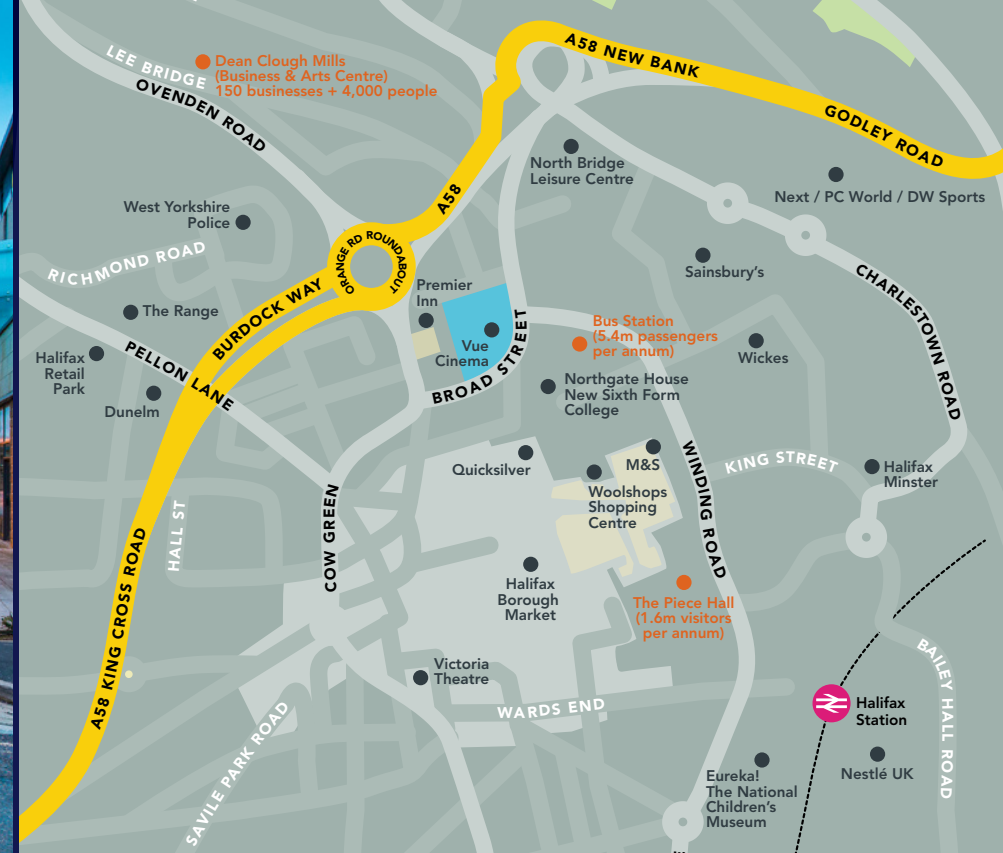
**429 Space
Multi-Storey**



**45,000 sq ft Restaurant,
Bar & Retail Units**



**20,000 sq ft
Medical Centre**



**BROAD
STREET
PLAZA**
HALIFAX

BROAD STREET PLAZA HALIFAX

GROUND FLOOR

Unit 4a	To Let 1,237 sq ft
Unit 4b	To Let 1,732 sq ft
Unit 13	To Let 3,433 sq ft
Unit 14	To Let 7,093 sq ft

All measurements are GIA

STREET LEVEL



UPPER LEVEL

BROAD STREET



BROAD STREET PLAZA HALIFAX

Lease / Rent

The units are available to let by way of a new full repairing lease for a term to be agreed. Rental details are available upon request.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Business Rates

Interested parties are advised to make their own enquiries with the Local Authority.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Service Charge

The current service charge budget year ending December 2023 is on average £2.77 per sq ft. Further details are available upon request.

EPC

Energy Performance Certificates for the properties are available on request.

All Enquiries

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