



## Unit 4a - 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.**

**1,237 sq ft**  
(114.92 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.

# Unit 4a - Broad Street Plaza, Broad Street Plaza, Halifax, HX1 1YA

## Summary

Available Size	1,237 sq ft
Rent	£18,500 per annum
Rates Payable	£8,982 per annum
Rateable Value	£18,000
Service Charge	£3,671 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 activity uses, these include:

Unit 4b - 1,732 sqft

Unit 13 - 3,433 sqft

Unit 14 - 7,692 sqft

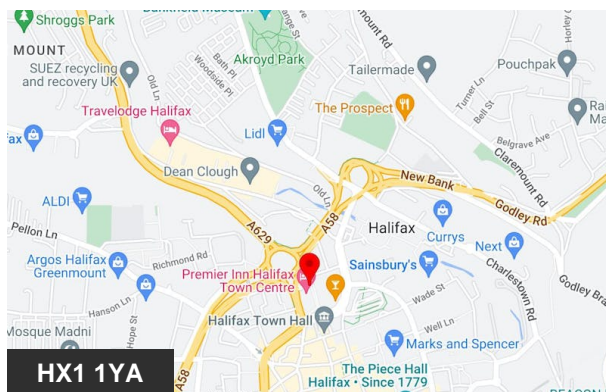
## Location

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	1,237	114.92	For Sale / To Let	£18,500 /annum	Available
<b>Total</b>	<b>1,237</b>	<b>114.92</b>			



## Viewing & Further Information



**Adam Mobley**

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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:



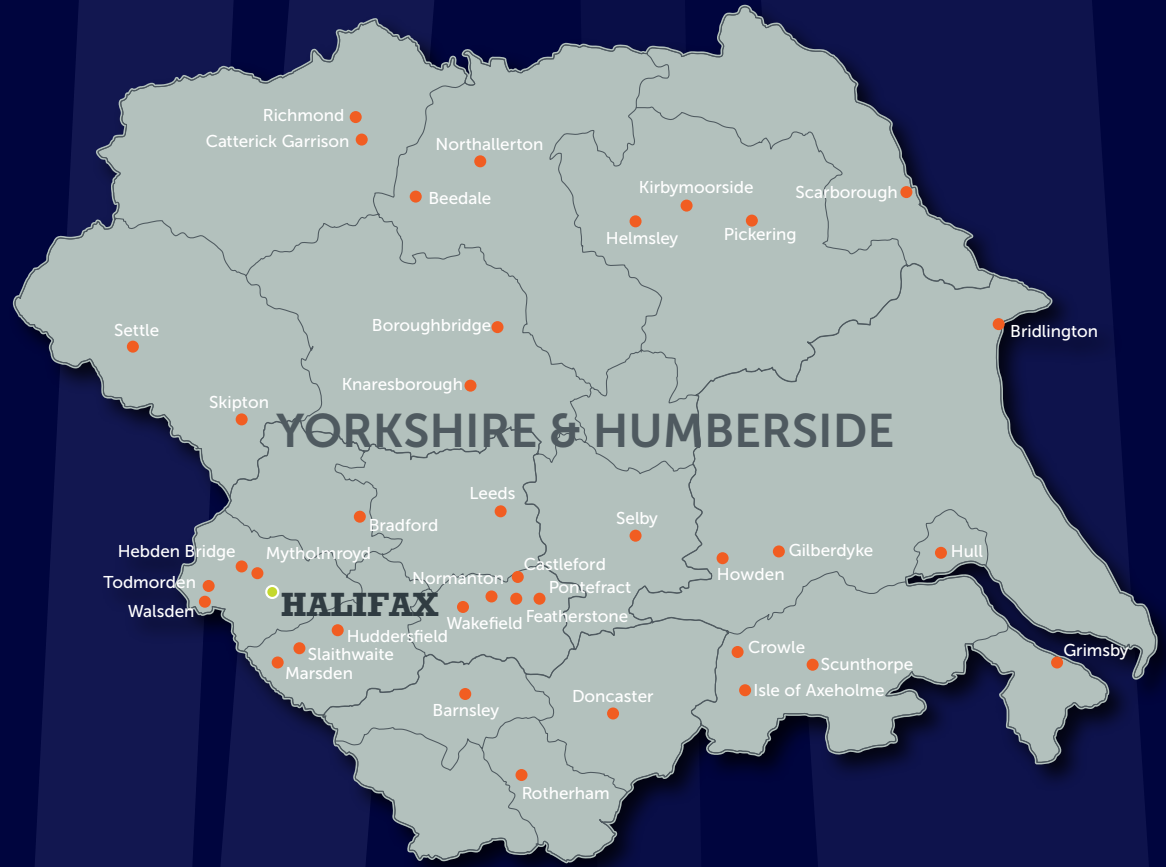
113,267 SQ FT MIXED USE SCHEME WITH 429 SPACE MULTI-STOREY CAR PARK



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 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**. 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**



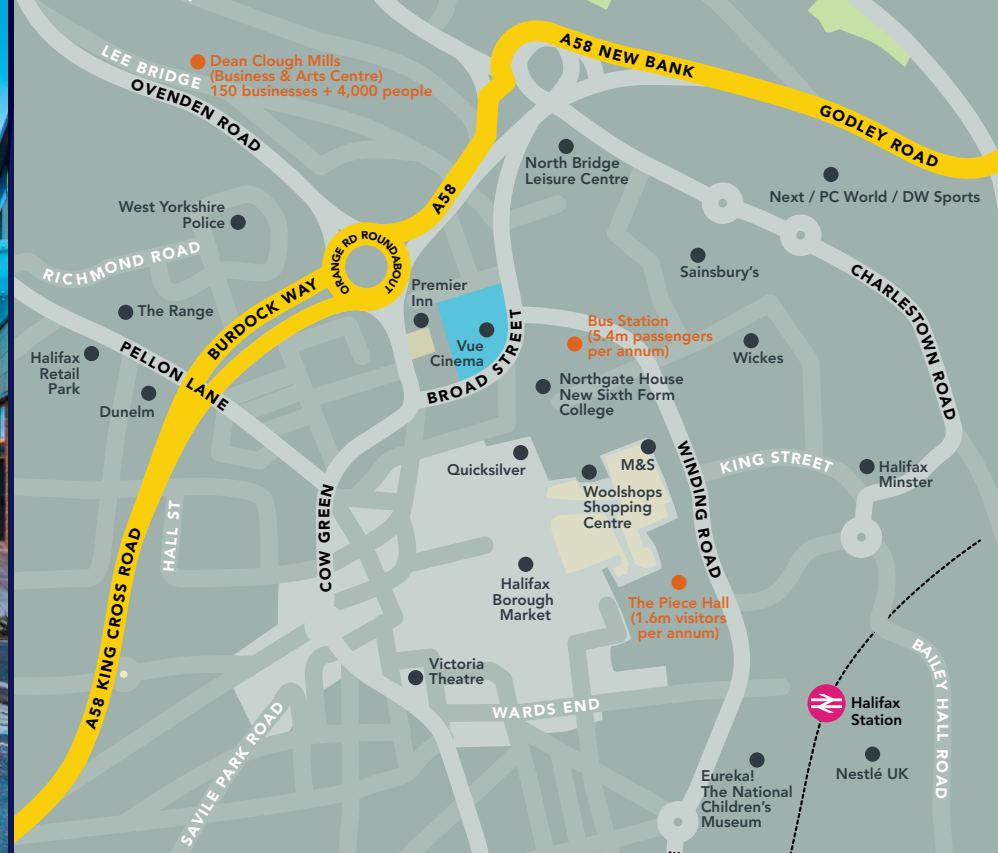
**429 Space  
Multi-Storey**



**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 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 2024 is on average £2.74 per sq ft. Further details are available upon request.

## EPC

All the vacant units are rated B38 to B50.

## All Enquiries

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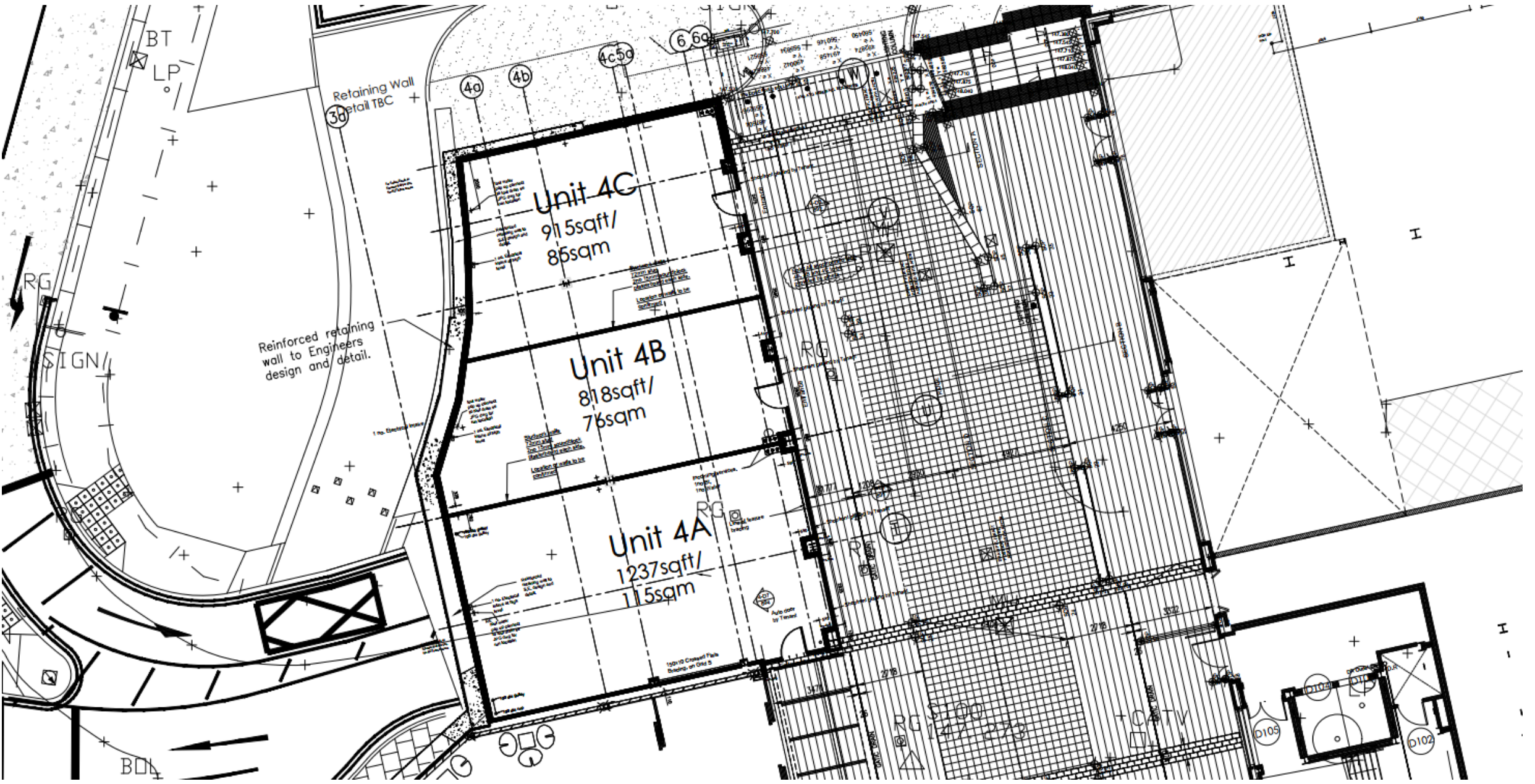
PALACE CAPITAL plc

PROPERTY CONSULTANTS

**wsb**

[www.wsbproperty.co.uk](http://www.wsbproperty.co.uk)

**0113 234 1444**



Retaining Wall  
Detail TBC

Reinforced retaining wall to Engineers  
design and detail.

Unit 4C  
915sqft/  
85sqm

Unit 4B  
818sqft/  
76sqm

Unit 4A  
1237sqft/  
115sqm

100/100 Concrete Paving  
on Grid 5

D105

D109

D102