

BROAD STREET PLAZA

NORTH PARADE HX1 1YQ
HALIFAX

UNITS IMMEDIATELY
AVAILABLE
TO LET FROM 1,250 TO
7,055 SQ FT

TENANTS TRADING INCLUDE:



182,000 SQ FT LEISURE SCHEME WITH 429 SPACE MULTI-STOREY CAR PARK



wetherspoon



Frankie & Benny's



CATCHMENT & DEMOGRAPHICS



Population of Halifax
90,500
(2015 Census)



5.4M
passengers
pa
 at Halifax Bus Station
 opposite the scheme
 – (15,000 people a day
 on average)



Primary Shopping
 Catchment – 98,055
 with a total expenditure of
£196.2M pa
(2018 CACI)



Halifax has a high
 comparison goods
 market spend potential of
£135.5M
(2018 CACI)



Halifax is ranked in the
top 5% of
similar
centres
 in the UK based on
 residential comparison
 goods (2018 CACI)



Taking into account spend
 for workers and tourists
 the total comparison
 goods market potential is
£152.5M pa
(2018 CACI)



Halifax is **ranked**
18th out of 385
retail centres

in Yorkshire and The Humber
(top 5% of centres in the region)
 (2018 CACI)



Including Convenience
 and Catering there is
 a retail goods market
 potential of
£300M pa
(2018 CACI)



Tourism in Calderdale worth
£328M pa
(Visitor Economy Strategy –
 Calderdale Council)



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
1.6M visitors pa



Halifax

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.



LOCATION

Broad Street Plaza

The **182,000 sq ft Leisure Scheme** is located in the heart of Halifax Town Centre adjacent to the retail quarter and the main bus station **with over 5.4M 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 leisure development anchored by a 9 Screen VUE Cinema. Other operators trading include Premier Inn Hotels, TGI Fridays, Nando's, Pizza Express, Frankie & Bennys, 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 2M entries and exits in 2016/17 (Source: ORR) and is located next to the Eureka! The National Children's Museum which has over **290,000 visitors per annum** (Source: Eureka)

It has just been announced that Northgate House existing council offices, adjacent to Broad Street Plaza, will be refurbished to provide a **brand new Sixth Form College** bringing students back into the centre of Halifax and the first students should start their courses by Sept 2019.



Nine Screen
Vue Cinema



100 Bedroom
Premier Inn Hotel



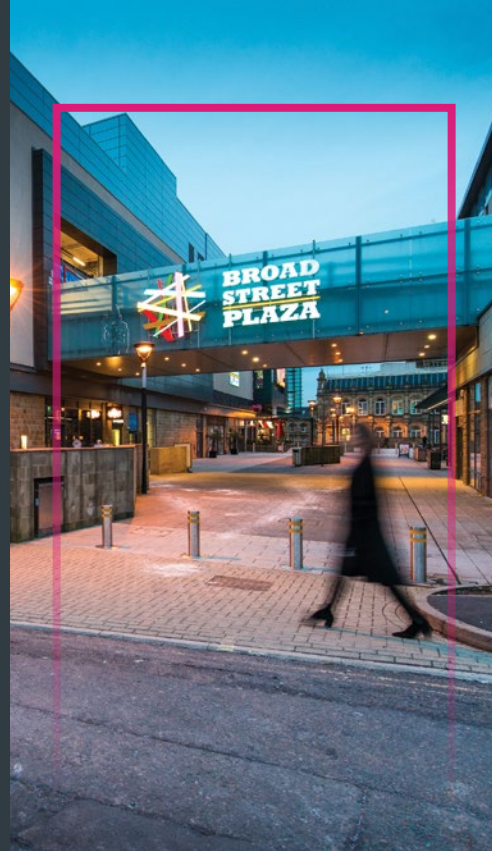
429 Space
Multi-Storey



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

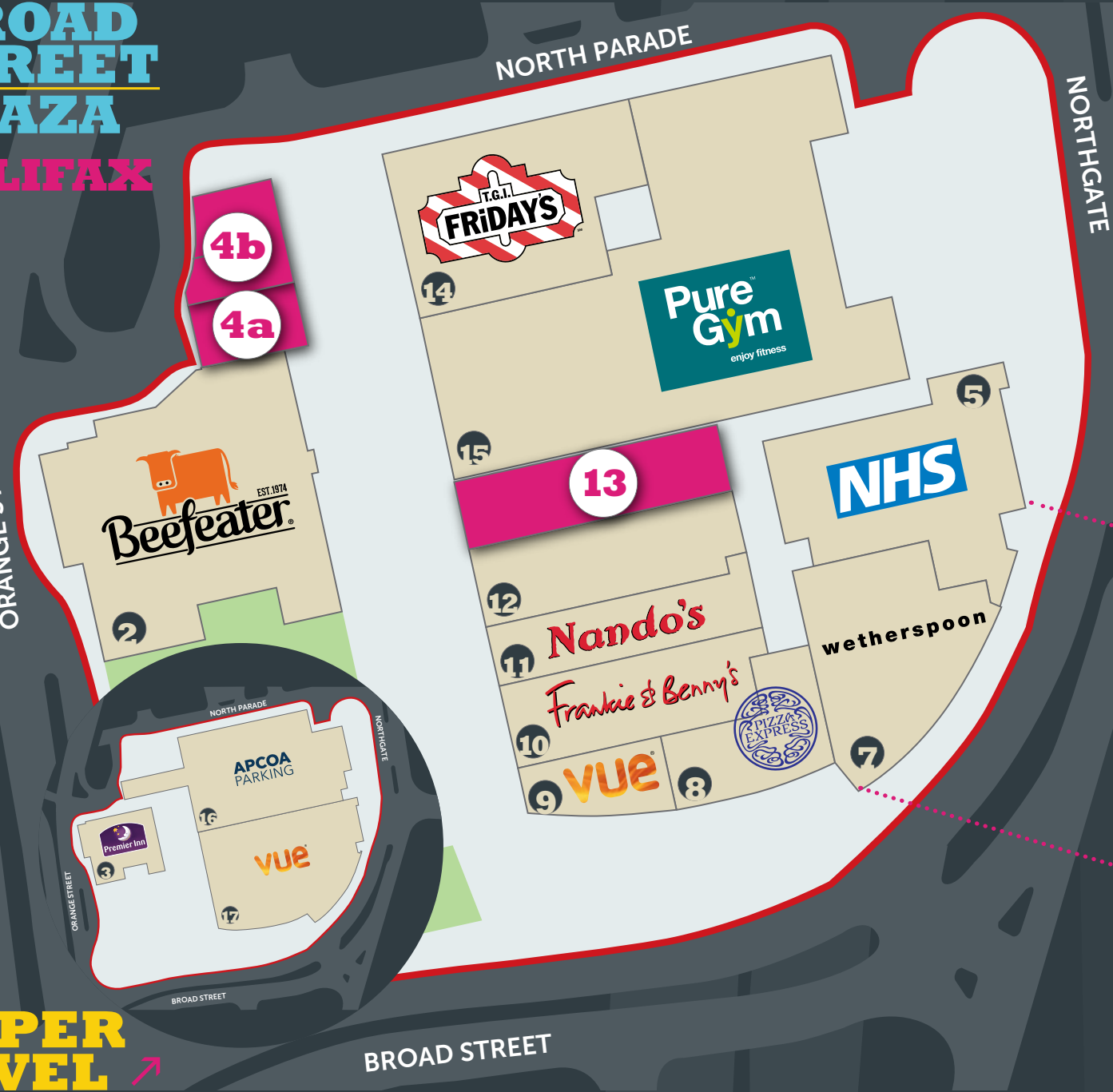
All measurements are GIA

STREET LEVEL



Unit 6a	To Let 7,055 sq ft
Unit 6b	To Let 5,952 sq ft (Mezzanine Potential)

All measurements are GIA



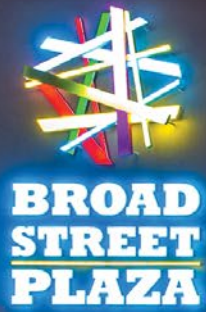
UPPER LEVEL

BROAD STREET

ORANGE STREET

NORTH PARADE

NORTHGATE



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

Further details are available upon request.

EPC

Energy Performance Certificates for the properties are available on request.

All Enquiries

Adam Mobley
amobley@wsbproperty.co.uk



PALACE CAPITAL plc

PROPERTY CONSULTANTS

wsb

www.wsbproperty.co.uk

0113 234 1444

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