

## TO LET Retail Unit

Unit 13, 14 Broad Street Plaza  
Halifax HX1 1UX



### CONTACT

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Ground floor retail unit within prime leisure development

Car parking

317.02 sq m (3,412 sq ft)

Alternative uses considered subject to consent

Neighbouring occupiers include; **Vue Cinema, Pure Gym, Frankie & Benny's, Nando's and Pizza Express**



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### Location

Halifax is located in West Yorkshire, situated approximately 4.3 miles west of Brighouse, 8.2 miles south-west of Bradford and 8.2 miles north-west of Huddersfield.

The subject premises are situated within Broad Street Plaza, a modern leisure development situated at the north of the town which comprises a multiscreen **Vue Cinema, Pure Gym, Premier Inn** hotel, six retail/restaurant units and a **Wetherspoon** pub. Other occupiers include; **TGI Fridays, Frankie & Benny's, Nando's** and **Pizza Express**.

### Description

The premises are currently fitted out to a high standard as a restaurant, but would be suitable for alternative uses within Classes A1 and A2 subject to required consents.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	317.02	3,412

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

### Tenure

The premises are held by way of a 25 year lease commencing 22nd October 2012. There is a tenant's option to determine the lease on the 15th anniversary of the term.

The passing rent of £79,959 per annum exclusive, is subject to an open market review every five years, with the next effective from 22nd October 2017.

The current service charge is estimated at £9,000 per annum.

### Terms

Offers are invited for our client's leasehold interest. Our client is prepared to grant a new sublease of the premises and will consider all serious offers.

### Rating

We are advised that the Rateable Value for the property is £69,500 and the UBR for 2016/17 is 49.7p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available on [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk).

### Energy Performance

Energy Performance Asset Rating : C.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through the joint selling agents.

rapleys.com  
**0370 777 6292**



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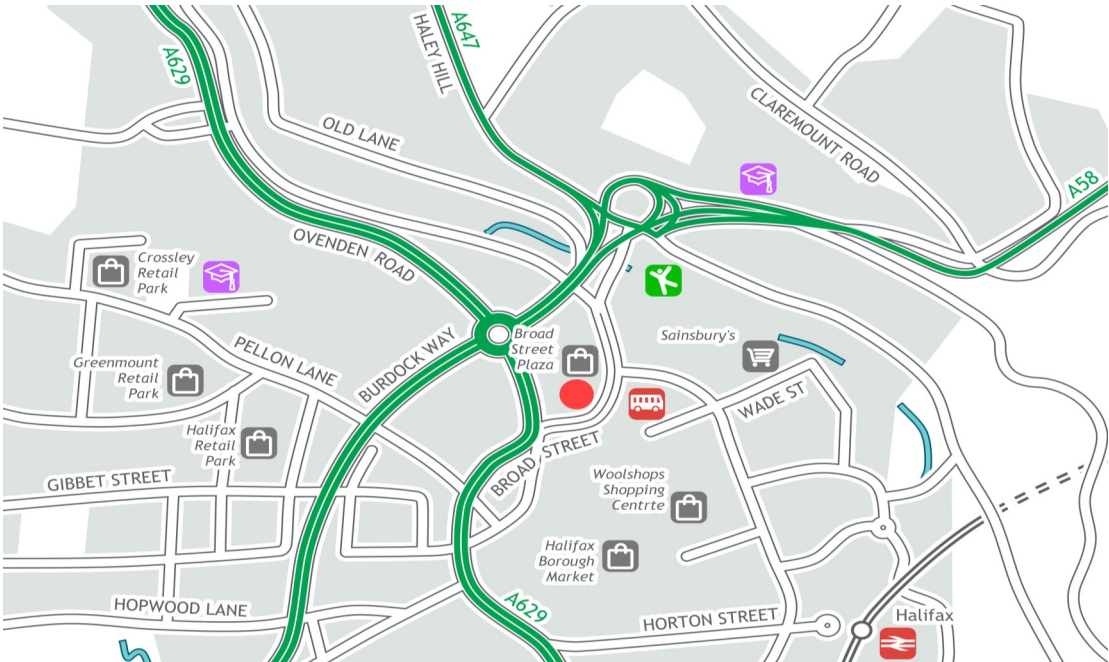
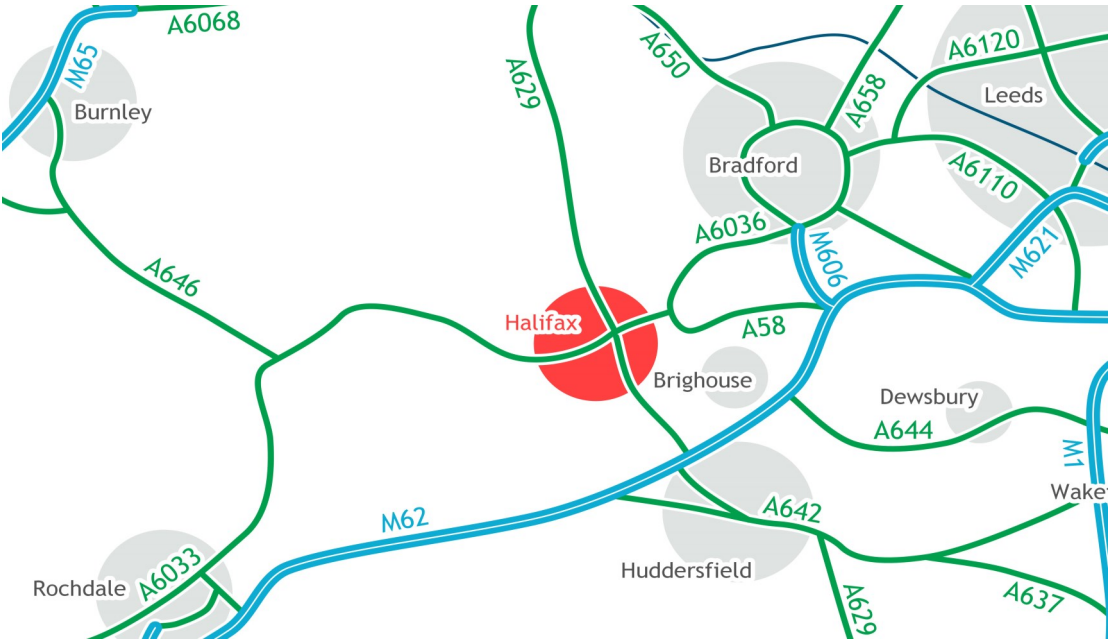
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