

## 3,400 sq ft RESTAURANT BROAD STREET PLAZA, HALIFAX



**THE HALIFAX PIZZA FACTORY  
UNIT 13 BROAD STREET PLAZA  
BROAD STREET  
HALIFAX  
HX1 1UX**

**TO LET £75,000 per annum**

- Halifax's Premier Leisure Destination
- Cinema, Gym, Premier Inn, 7 Restaurants & Pub
- TGI Friday's, Frankie & Benny's, Nando's, Pizza Express
- 120 Cover Restaurant / 3,400 sq ft on Ground Floor
- 24 Covers Alfresco Dining
- Completely Fitted Out to High Standard

**Outstanding Opportunity for Credible Operator to Take Over Fully Fitted Restaurant**

**No Ingoing Cost – Security Deposit Required**

CounL127

**LOCATION**

Halifax is located in the county of West Yorkshire and in the area known as the South Pennines. The town is situated circa 4 miles from the M62 Motorway close to Bradford, Huddersfield and Rochdale. The town is synonymous for the Halifax bank and has strong associations with confectionary. Population 82,056 (2001).

Broad Street Plaza is a modern leisure development situated at the north of the town and comprises; multiscreen Vue cinema, gym, Premier Inn hotel, 6 restaurants and a Wetherspoon pub. The restaurateurs within the scheme are; TGI Friday's, Frankie & Benny's, Harvester, Beefeater, Nando's, Pizza Express and a Chinese buffet. The Centre provides excellent parking facilities.

The restaurant is located on the ground floor in a terrace of restaurants next to; Nando's, Harvester and Frankie & Benny's.

**DESCRIPTION**

Restaurant premises forming part of the ground floor of a modern leisure development.

Alfresco dining to front providing circa 24 covers.

**ACCOMMODATION**

Rectangular "box" with open plan dining area providing 120 Covers. Bar serverly to front left hand side. Open trade kitchen to rear with cook line, food prep and wash areas. Extensive range of stainless steel catering equipment and mechanical extraction. Chilled (walk-in fridge) and dry stores. Ladies and gentlemens customer toilets, disabled toilet and manager's office. Plant room.

The restaurant is fitted out to a high standard and all fixtures and fittings, furniture and equipomment will be left on the property subject to exclusions (mentioned below in Trade).

**FLOOR AREA**

Total = 3,400 sq ft

**TRADE**

The premises trade as a pizza restaurant. No trade is sold or warranted and excluded from the sale will be: electronic tills / computers, stock, smallwares, leased items (if any) and anything branded "Prezzo" or "Chimichanga".

**TENURE**

Our client Prezzo holds a leasehold interest in the property for a term of 25 years commencing 22<sup>nd</sup> October 2012 at a passing rent of £79,959 per annum, subject to review every 5 years.

Our client is prepared to grant a new sublease of the premises and will consider all serious offers.

A service charge is payable circa £7,500.

**LICENSING**

The restaurant is licensed to sell alcohol on and off the premises Monday-Saturday: 10:00am-Midnight and Sunday: 10:00-23:00

Flexible premises licence, i.e., not restricted to restaurant.

**RATEABLE VALUE / RATES PAYABLE**

Rateable value yet to be assessed.

**PLANNING**

Not listed, but within Conservation Area.

**VAT**

In addition if applicable.

**EPC**

Available upon request.

**VIEWINGS, OFFERS AND FURTHER INFORMATION**

**Viewings strictly by appointment only.** Please contact Richard Negus or Katie Adkins of the sole selling agents AG&G for further information on T: 0207 836 7826 or E: [Richard.Negus@agg.uk.com](mailto:Richard.Negus@agg.uk.com) / [Katie.Adkins@agg.uk.com](mailto:Katie.Adkins@agg.uk.com)