

Lot 11, The Wool Exchange, Market Street, Bradford, West Yorkshire BD1 1RE

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



On Behalf
of


Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

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Property Information

Prime City Centre Freehold Investment with Long dated Lease

- Highly Attractive Mixed Use Landmark Building
- Let on a Long dated Lease to Cartmex Limited until 2121 (subject to option)(2)
- Producing £50,000 per Annum Exclusive with geared rental increases
- Substantial Mixed-Use Building of approx. 2,875 sq m (30,947 sq ft)
- Adjacent to Barclays, Natwest, Lloyds, Metro Bank and HSBC and the major neighbouring Broadway Shopping Centre with some 80 Retailers including Primark, Next, H&M, JD Sports and Boots

Lot

11

Auction

12th February 2026

Rent

£50,000 per Annum Exclusive
(1)

Sector

Ground Rent, Retail, Office

Status

Available

On Behalf of City of Bradford
Metropolitan District Council

Auction Venue

Live Streamed Auction

Location

Miles

9 miles west of Leeds, 32 miles northeast of Manchester

Road

A647, A650, A658, with connections to the M62 (Junctions 26 & 27) and M606

Rail

Bradford Interchange and Bradford Forster Square Railway Stations

Air

Leeds Bradford Airport

Situation

The property occupies a prominent island site within Bradford city centre, UK City of Culture 2025; situated between the major 80+ retailer, Broadway Shopping Centre and the pedestrianised retail quarter around Market Street, Darley Street and Bank Street. The location benefits from high city-centre footfall between these established shopping streets.

Immediate surrounding occupiers include Barclays, Natwest, Lloyds and HSBC. Other neighbouring occupiers within The Broadway Shopping Centre include, Next, Primark, Boots, H&M, JD Sports and a range of other national multiple retailers positioned within and around The Broadway and the surrounding streets.

Tenure

Freehold.

EPC

Please refer to the Legal Pack.

Description

The property is a substantial Grade I listed, landmark period building comprising some 12 retail units at ground floor level and self-contained office accommodation on the first and second floors.

VAT

VAT is applicable to this lot.

Note

The Special Conditions of Sale provide to the Buyer to pay sums in addition to the purchase price. Please see legal pack.

DISCLAIMER

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Tenancy & Accommodation

Demise	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reviews
12 Market Street 14 Market Street 16 Market Street 20 Market Street 22 Market Street 24 Market Street 22 Hustlergate 20 Hustlergate 12 Hustlergate 22 Bank Street 18/20 Bank Street 16 Bank Street First Second	Shop Shop Shop Shop Shop Shop Shop Shop Shop Shop Shop Shop Office Office	62.37 166.20 30.40 94.88 55.86 81.58 19.87 19.79 803.25 216.79 119.31 84.29 530.38 590.12	(671) (1,789) (327) (1,021) (601) (878) (214) (213) (8,646) (2,334) (1,284) (907) (5,709) (6,352)	CARTMEX LIMITED (CRN 11099706)	125 years from 05/11/1996 until 04/11/2121. 96 years unexpired. (2)	£50,000 (1)	The rent payable is geared to the occupational Net Income. See (1) below.
Total approximate floor area		2,875.09 (3)	(30,947)			£50,000 (1)	

(1) The lease provides for the rent to be geared to the occupational "Net Income" of rents (as defined in the Lease) as follows:

- Where the Net Income is less than £330,480 the rent shall be £50,000 per annum.
- Where the Net Income exceeds £330,480 the rent shall be £50,000 per annum plus 100% of the excess until the Net Income is £364,200.
- Where the Net Income exceeds £364,200 the rent shall be 23% of the Net Income.

(2) The lease provides for a Tenant option to determine the lease at the end of the 25th, 50th, 75th and 100th anniversary of the term subject to serving at least 12 months written notice.

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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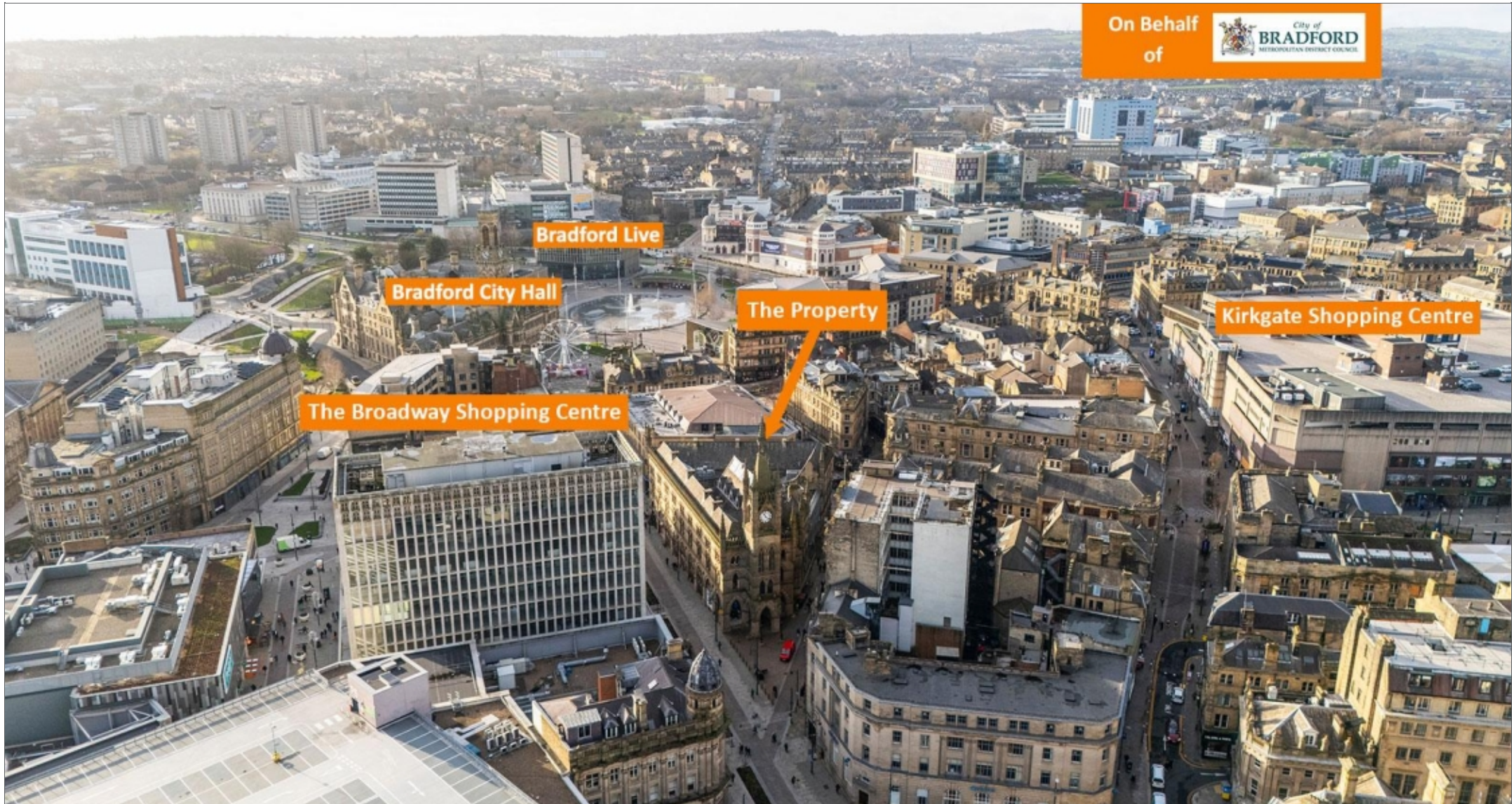


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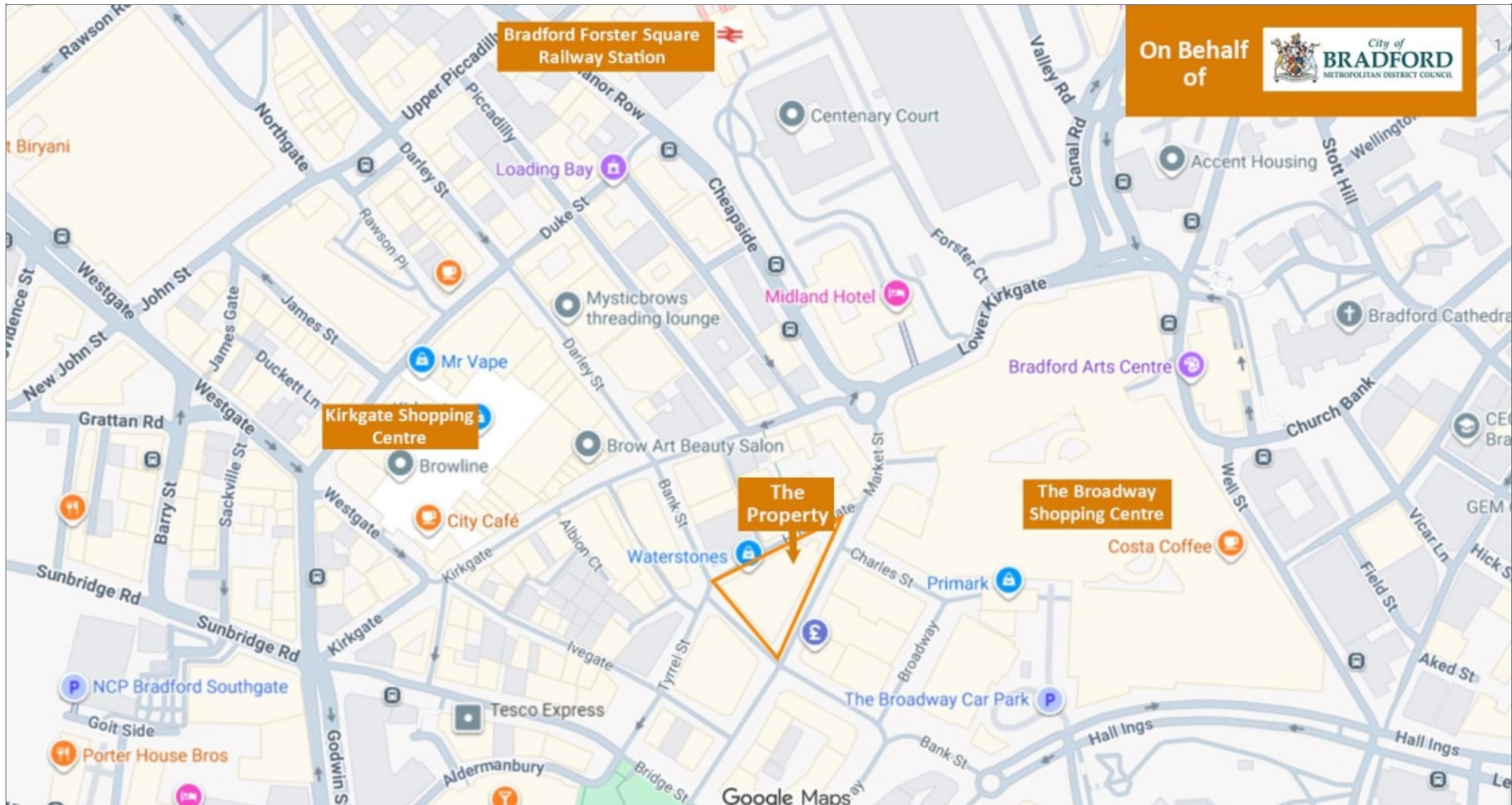


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2024