

Lot 1, The Wool Exchange, Hustlergate, Bradford,

West Yorkshire BD1 1RE

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)

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)
- 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

1

Auction

12th February 2026

Rent

£50,000 per Annum Exclusive
(1)

Sector

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 1 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

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)

Tenancy & Accommodation

Demise	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review
12 Market Street	Shop	62.37	(671)	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 Gross Rents Receivables. See (1) below.
14 Market Street	Shop	166.20	(1,789)				
16 Market Street	Shop	30.40	(327)				
20 Market Street	Shop	94.88	(1,021)				
22 Market Street	Shop	55.86	(601)				
24 Market Street	Shop	81.58	(878)				
22 Hustlergate	Shop	19.87	(214)				
20 Hustlergate	Shop	19.79	(213)				
12 Hustlergate	Shop	803.25	(8,646)				
22 Bank Street	Shop	216.79	(2,334)				
18/20 Bank Street	Shop	119.31	(1,284)				
16 Bank Street	Shop	84.29	(907)				
First	Office	530.38	(5,709)				
Second	Office	590.12	(6,352)				
Total approximate floor area		2,875.09 (3)	(30,947)			£50,000 (1)	

(1) The rent reserved under the head lease is geared to a proportion of the occupational rents, subject to a minimum of £50,000 per annum exclusive (pax). Please see the lease for further details.

The lease provides for the rent to be geared to the occupational Gross Rents Receivable as follows;

For Gross Rents Receivable up to £330,480 per annum exclusive, the rent payable is £50,000 pax.

For Gross Rents Receivable between £330,481 pax and £364,200 pax, the rent payable is £50,000 pax plus 100% of any amount in excess of £330,481 pax.

For Gross Rents Receivable greater than £364,200 pax, the rent payable is 23% of the Gross Rents Receivable.

(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).

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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

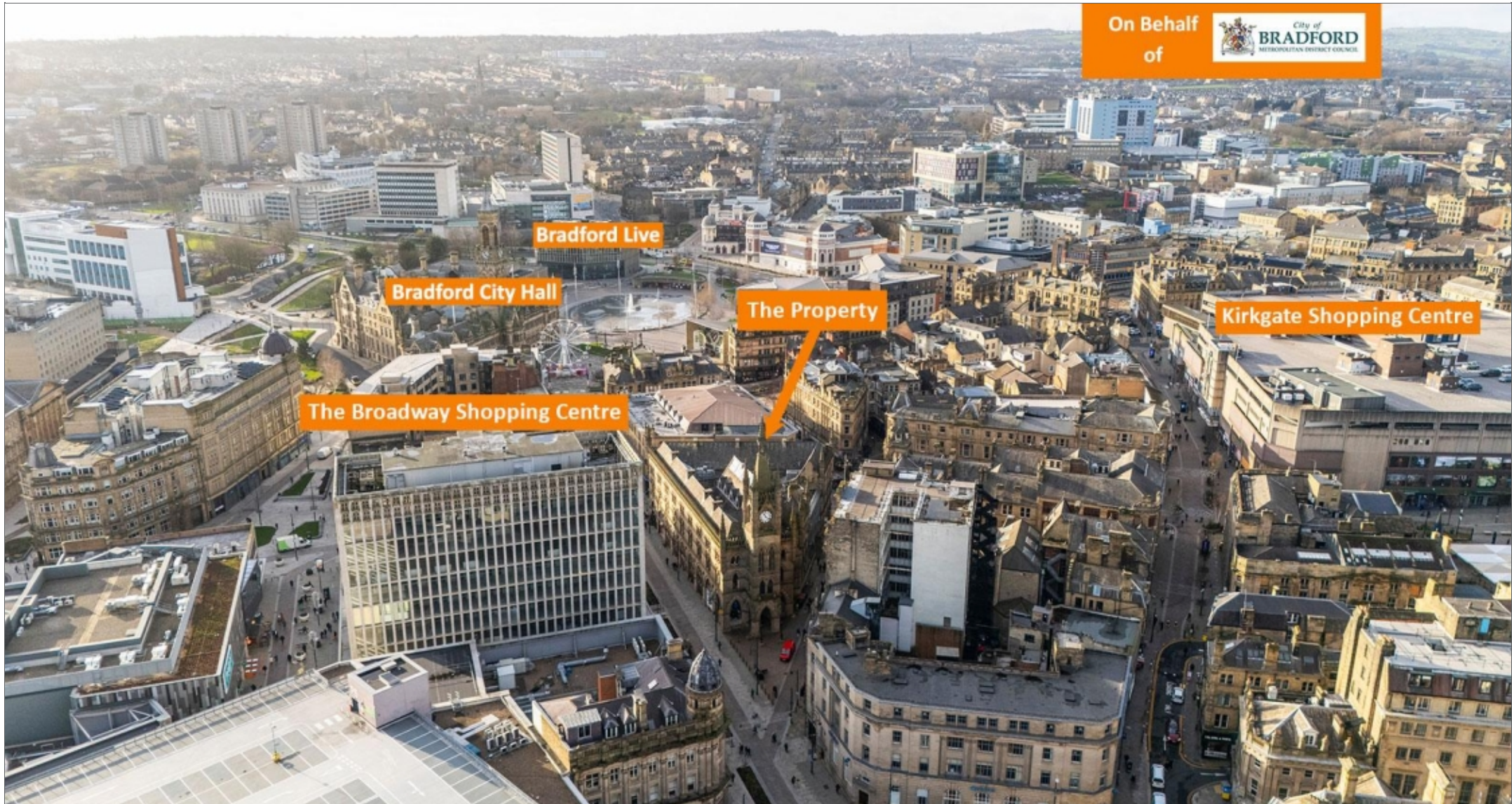


Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford,
West Yorkshire BD1 1RE
For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Waterstones Bookshop

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford,
West Yorkshire BD1 1RE
For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Lot 1, The Wool Exchange, Hustlergate, Bradford,
West Yorkshire BD1 1RE
For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford,
West Yorkshire BD1 1RE
For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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



Prime City Centre Freehold Investment with Long dated Lease

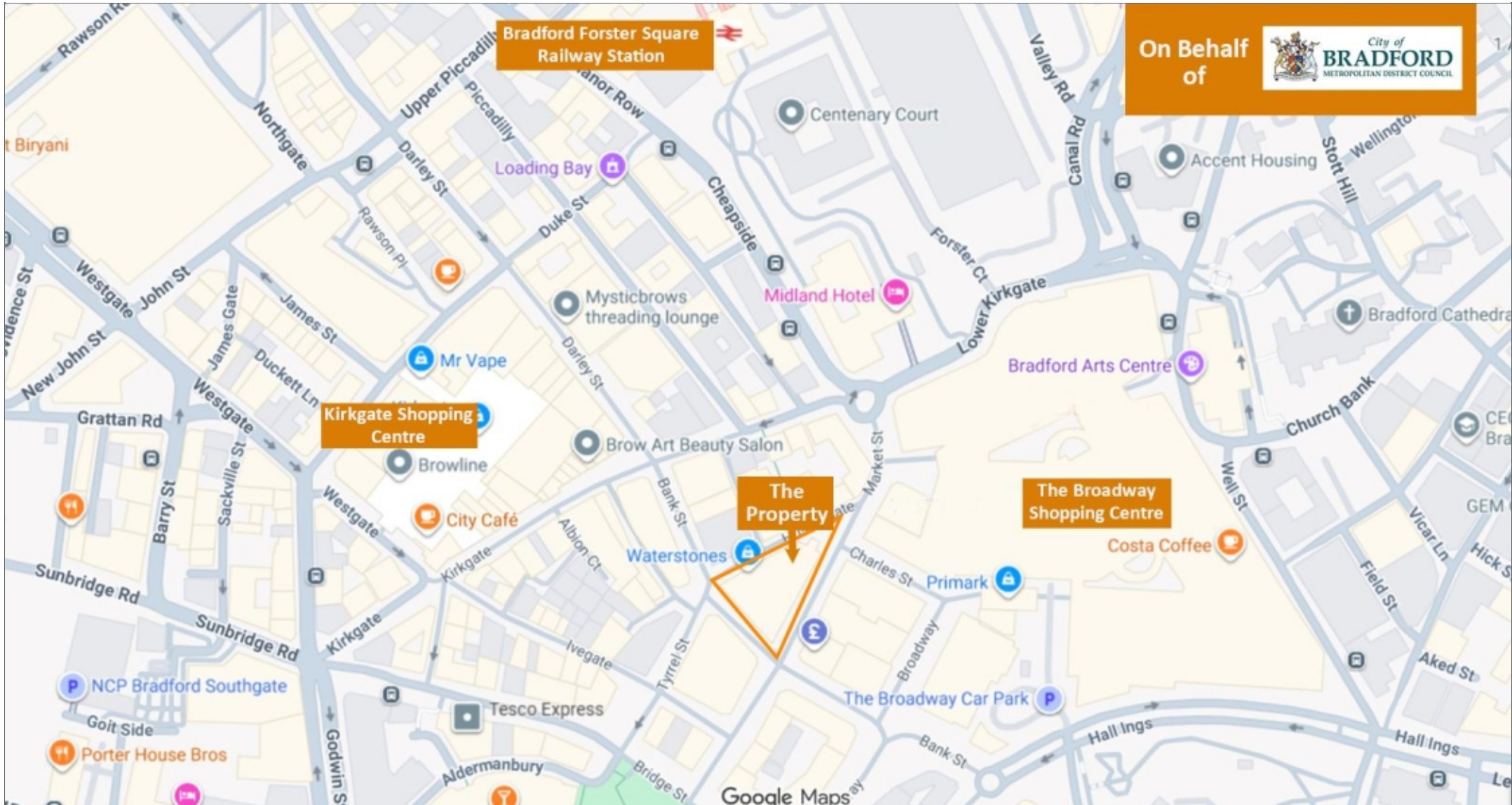
www.acuitus.co.uk

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



Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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



Prime City Centre Freehold Investment with Long dated Lease

www.acuitus.co.uk

Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

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



Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Gway Kanokwuttipong

+44 (0)20 7034 4864

+44 (0)7456 888 750

gway.kanokwuttipong@acuitus.co.uk

Seller's Solicitors

Bevan Brittan LLP

7th Floor, Toronto Square

Leeds

England

LS1 2HJ

Lyndon Campbell

03701945471

lyndon.campbell@bevanbrittan.com

Clare Davitt

0123456789

Clare.Davitt@bevanbrittan.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024