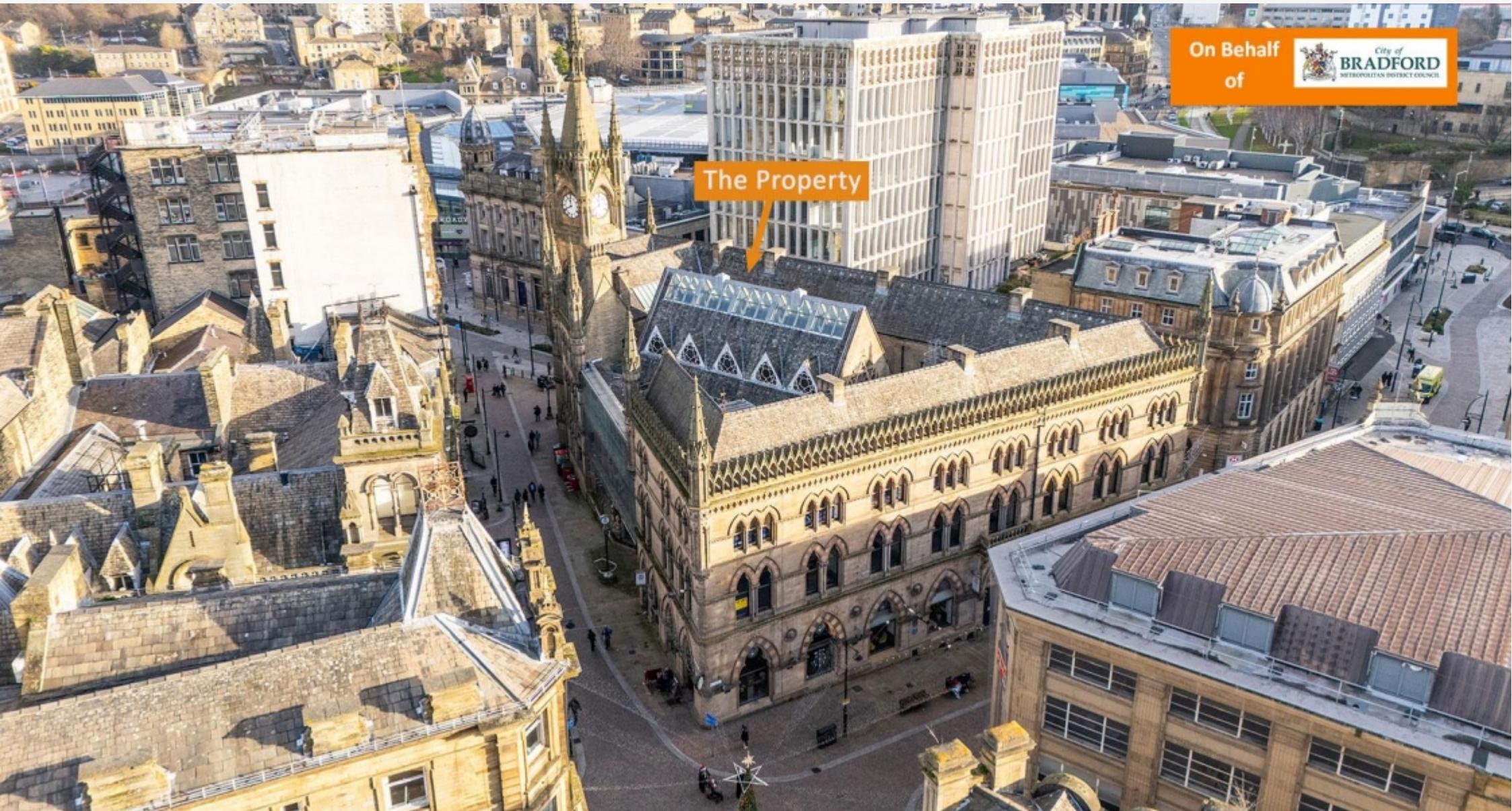


# Lot 1, The Wool Exchange, Hustlergate, Bradford, West Yorkshire BD1 1RE

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)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](http://www.acuitus.co.uk)

## 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.

**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)				
<b>Total approximate floor area</b>		<b>2,875.09 (3)</b>	<b>(30,947)</b>			<b>£50,000 (1)</b>	

(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](http://www.voa.gov.uk)).

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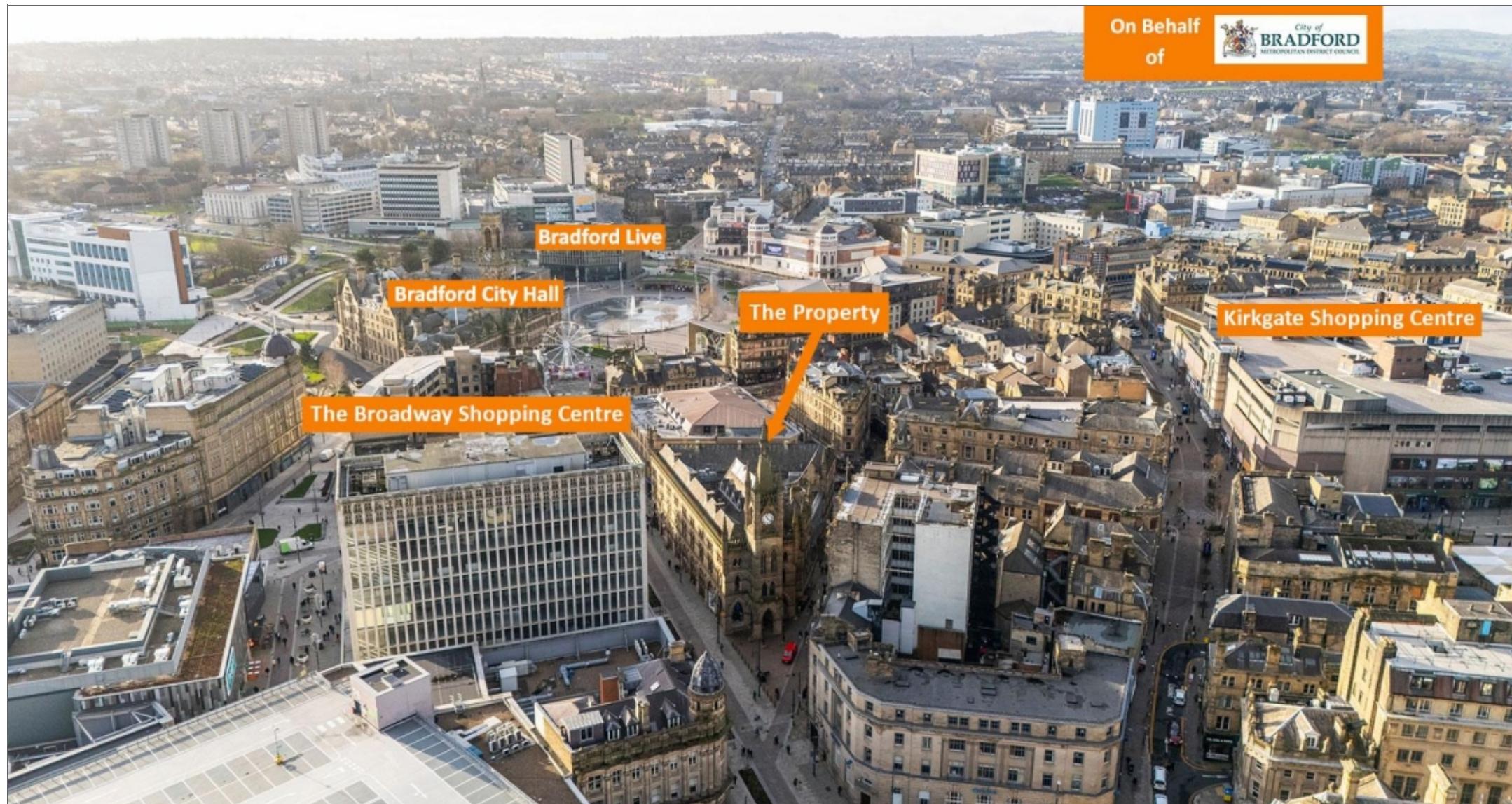


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Waterstones Bookshop

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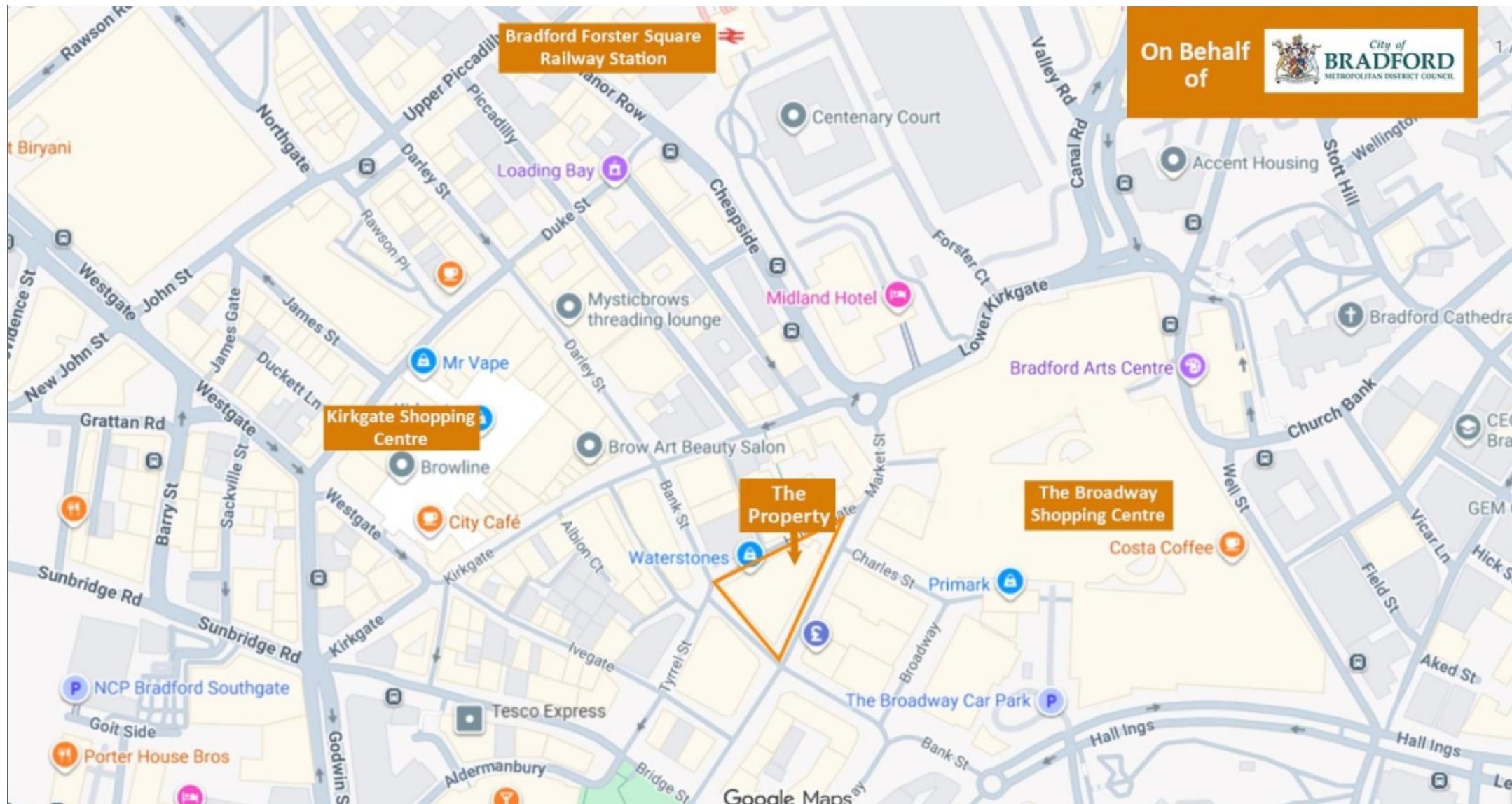
## West Yorkshire BD1 1RE

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