

**Lot 13, 77 Otley Road, Shipley,
West Yorkshire BD18 2BJ**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)

On Behalf
of



Lot 13, 77 Otley Road, Shipley, West Yorkshire BD18 2BJ

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Property Information

Freehold Ground Rent Investment

- Comprises a Modern Convenience Store
- Let to Valli Forecourts Limited(2) until 30 June 2058 (32 years unexpired)
- Important Rent Reviews outstanding
- 5 Yearly Rent Reviews geared to 12.5% of the Rack Rental Value of the land and buildings
- Prominent roadside position on Otley Road close to Market Street
- Situated close to established commercial occupiers local retail parades and roadside trade including Formula One Autocentre

Lot

13

Auction

26th March 2026

Rent

£4,188 per Annum Exclusive
with Outstanding Rent Reviews to be Settled

Sector

Supermarket/Convenience, Petrol
Station, Ground Rent

Status

Available

Auction Venue

On Behalf of the City of Bradford
Metropolitan District Council

Live Streamed Auction

Location

Miles

Approximately 3 miles north of Bradford, 12 miles northwest of Leeds

Roads

A6038 (Otley Road), A650, A657, A658

Rail

Shipley Railway Station

Air

Leeds Bradford Airport

Situation

The property is prominently located on the west side of Otley Road (A6038), just to the north of its junction with Market Street, in an established commercial part of Shipley. The area is well connected, lying approximately 3 miles north of Bradford and around 12 miles north-west of Leeds, with easy access to the A650 and surrounding arterial routes.

Shipley Railway Station is close by and provides regular services to Leeds and Bradford. Leeds Bradford Airport is also within a short drive.

The locality comprises a mix of residential housing and established local and roadside commercial uses, which support strong demand for convenience retail.

Tenure

Freehold.

EPC

Band A+

Description

The property comprises a regular and level parcel of land extending to approximately 920 sq yards/769 sq m (8,276 sq ft) with the Gross Internal Area of 620 sq m (6,674 sq ft) (1) upon which has been constructed a modern, purpose-built single storey convenience store.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Convenience Store	379.00	(4,080)	VALLI FORECOURTS LIMITED (CRN: 04394106)	99 years from 01/07/1959 (32 years unexpired).	£4,188	30/06/2018, 30/06/2023, 30/06/2028 and 5 yearly. (30/06/2058)(3)
Total Approximate Floor Area		379.00 (1)	(4,080)			£4,188	

(1) The site areas stated above has been estimated. The site area is stated in the lease 920 square yards. The Gross Internal Floor area stated above is that stated within the planning application number 20/01188/FUL.

(2) Valli Forecourts Limited (CRN:04394106) are a family owned business based in Leeds and currently operates a portfolio of 17 petrol forecourts and convenience stores in England (Source: <https://valliforecourts.co.uk/what-we-do>). For the year ending 31/03/2025, Valli Forecourts Limited (CRN:04394106) reported a Turnover of £135,223,887 and Pre Tax Profits of £14,661,768 and Net Assets of £66,973,162. (Report and Financial Statements as published at Companies House 03/02/2026).

(3) The Deed of Variation provides for a rent to be reviewed to the greater of the passing rent or 12.5% of the Rack Rental Value, of the land and buildings. The 2018 and 2023 rent reviews are outstanding.

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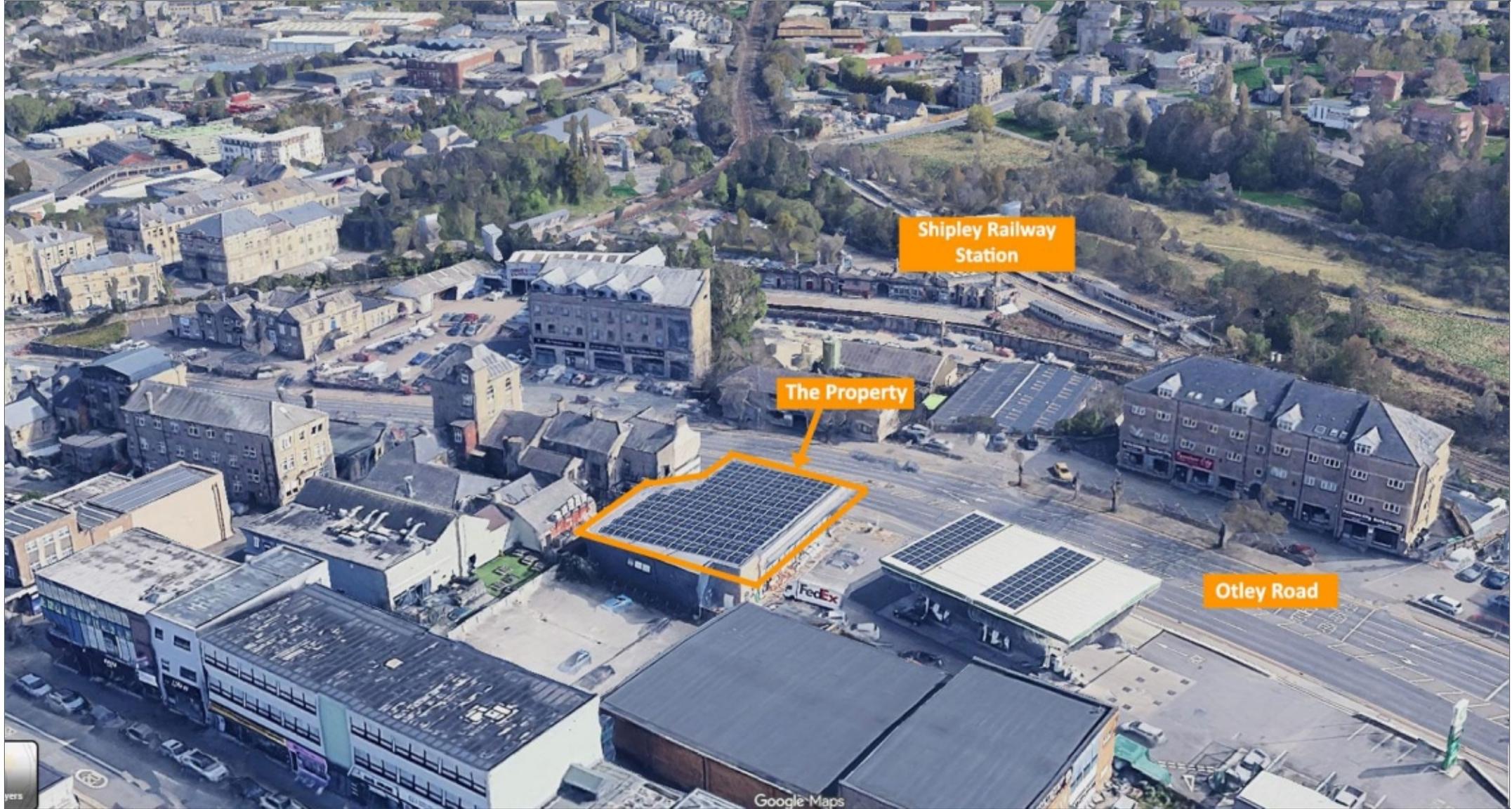
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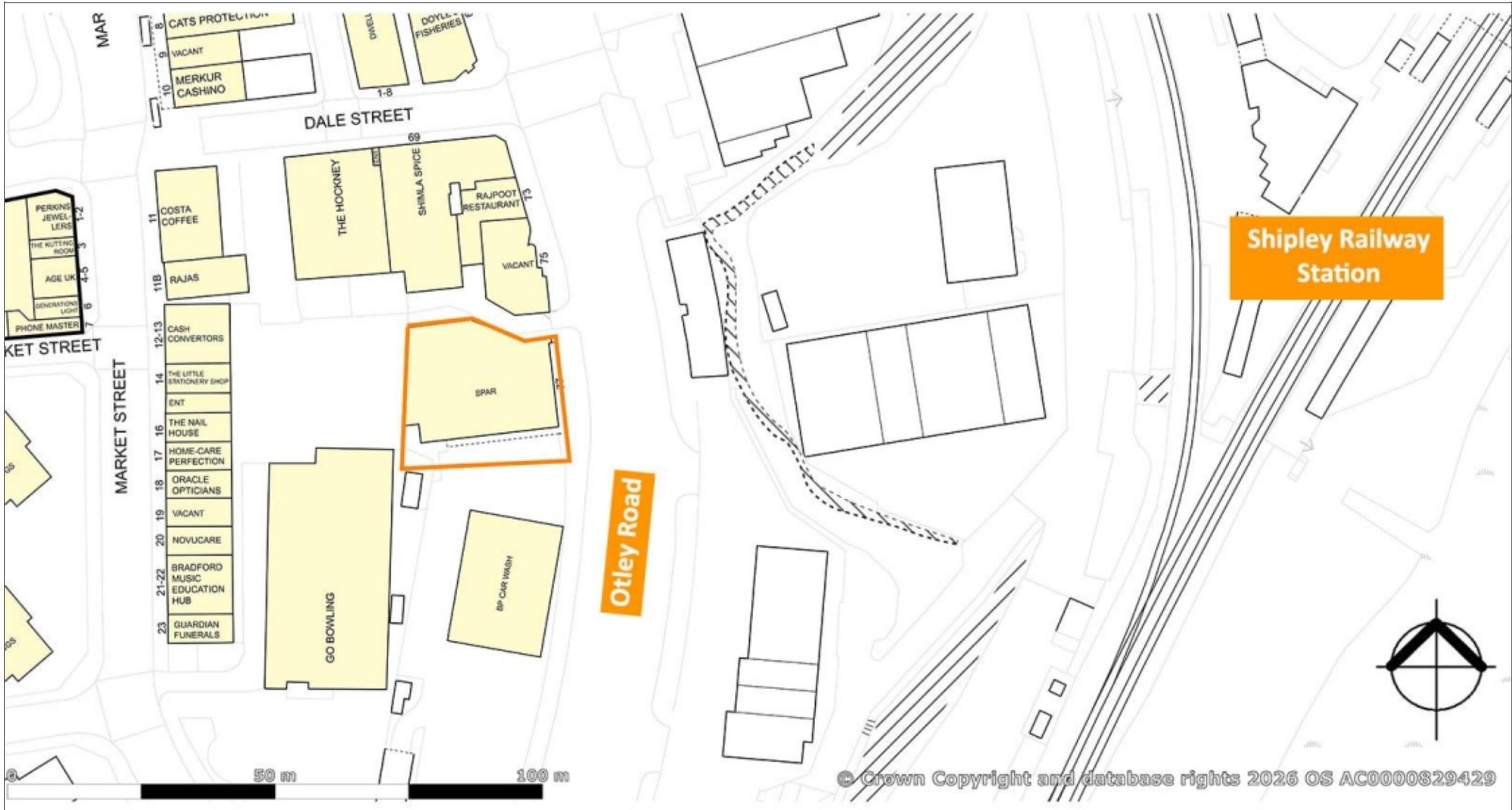
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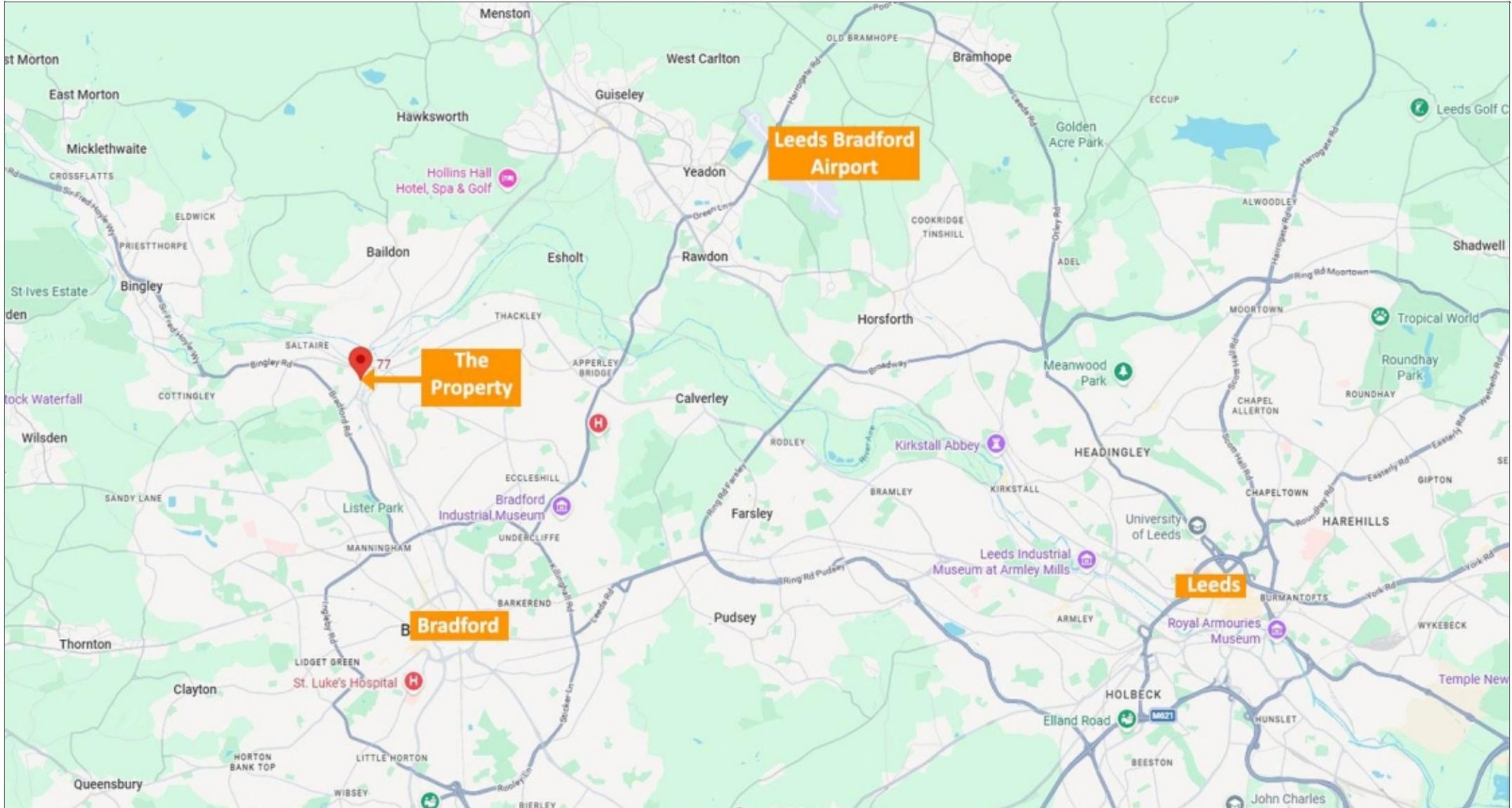
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