

Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Unbroken Retail Parade Investment

www.acuitus.co.uk

Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Property Information

Unbroken Retail Parade Investment

- Prime Town Centre Retail Investment
- Substantial unbroken retail parade of 21 shops fronting Shipley's Market Square
- Tenants include Iceland, Superdrug, HSBC, Specsavers and Holland & Barrett
- Attractive Mix of National and Independent Occupiers
- Immediate Active Management opportunities

Lot

7

Auction

17th September 2026

Rent

£468,250 per Annum Exclusive
with 4 Shops To Be Let

Sector

Retail, High Street Retail

Status

Available

On Behalf of a Major Fund

Auction Venue

Live Streamed Auction

Location

Miles

3 miles north of Bradford, 10 miles west of Leeds, 15 miles north-west of Wakefield

Roads

A650, A6038, A657

Rail

Shipley Railway Station (services to Leeds and Bradford)

Air

Leeds Bradford Airport

Situation

The property is prominently situated in the heart of Shipley town centre, fronting the popular pedestrianised Market Square, with return frontages to Well Croft and Kirkgate. Shipley Railway Station is approximately 250 metres east of the property. The property benefits from the recently completed £3 million public realm improvements to Market Square, which have enhanced the pedestrianised environment with new landscaping, seating and public spaces. The town centre benefits from excellent car parking provision, with public parking available in Market Place and the approximately 460-space ASDA car park a short walk away from the property.

Tenure

Long Leasehold. The property is held from the City of Bradford Metropolitan City Council for a term of 199 years from 1 April 1956 until 2155, at a fixed annual rent of £1,200 per annum exclusive.

EPC

Please refer to the Tenancy and Accommodation schedule.

Description

The property comprises an entire substantial and imposing unbroken retail parade providing 21 retail units, each with retail accommodation on the ground floor and ancillary first floor accommodation. The property benefits from prominent frontage to the pedestrianised Market Square, and frontages to both Well Croft and Kirkgate, each retail unit benefits from rear servicing via Kirkgate and Well Croft.

VAT

VAT is applicable to this lot.

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 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)

Tenancy & Accommodation

Unit	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversion)	EPC
1/3 Well Croft	Ground First	Retail Ancillary	124.63 75.73	(1,341) (815)	HSBC UK BANK PLC (CRN: 09928412)(2)	5 years from 27/03/2026	£32,500	(26/03/2031)	D
20 Market Square	Ground First Second	Retail Retail Ancillary	89.44 134.98 17.60	(962) (1,452) (189)	MARIE CURIE CANCER CARE (CRN: 00507597)(3)	5 years from 25/10/2023	£20,000	(24/10/2028)	E
21 Market Square	Ground	Retail	56.86	(612)	SEQUENCE (UK) LIMITED (CRN: 04268443) t/a William H Brown(4)	10 years from 01/10/2016	£20,300	(30/09/2026) (19)	C
24/25 Market Square	Ground First	Retail Ancillary	127.71 88.35	(1,374) (951)	THE WORKS STORES LIMITED (CRN: 06557400)(5)	3 years from 23/11/2021 - Holding over	£27,500	Holding over	D
26/27 Market Square	Ground First	Retail Ancillary	219.50 199.50	(2,362) (2,147)	SUPERDRUG STORES PLC (CRN: 00807043)(6)	5 years from 11/06/2026	£42,000	(10/06/2031)	D
28 Market Square	Ground First	Retail Ancillary	73.65 33.55	(792) (361)	SPORTSWIFT LIMITED (CRN: 03493972) t/a Card Factory(7)	10 years from 14/11/2016	£25,000	(13/11/2026) (19)	D
29 Market Square	Ground First	Retail Ancillary	60.30 27.35	(649) (294)	SPECSAVERS OPTICAL SUPERSTORES LIMITED (CRN: 01721624) (8)	10 years from 28/10/2015	£31,000	(24/12/2025) (19)	C
30 Market Square	Ground First	Retail Ancillary	458.64 411.61	(4,935) (4,429)	ICELAND FOODS LIMITED (CRN: 01107406)(9)	5 years from 12/01/2025	£60,000	(11/01/2030)	B
31 Market Square	Ground First	Retail Ancillary	46.15 12.89	(497) (139)	AARDUA LIMITED (CRN: 12206678)(10)	10 years from 03/11/2021	£15,000	(02/11/2031)	C
32 Market Square	Ground First	Retail Ancillary	72.80 60.29	(783) (649)	GREGGS PLC (CRN: 00502851)(11)	5 years from 25/03/2026	£20,000	(24/03/2031)	C
33/34 Market Square	Ground First	Retail Ancillary	243.49 98.07	(2,620) (1,055)	BANK OF SCOTLAND PLC (CRN: SC327000)(12)	2 years from 17/11/2024	£40,000	(16/11/2026)	C
35 Market Square	Ground First	Retail Ancillary	119.70 107.30	(1,288) (1,155)	THE CHURCH OF ENGLAND CHILDREN'S SOCIETY (CRN: 00040004) t/a The Children's Society(13)	10 years from 23/05/2014 - Holding over	£28,000	Holding over (19)	E
36 Market Square	Ground	Retail/Ancillary	84.80	(912)	WILLIAM HILL ORGANIZATION LIMITED (CRN: 00278208)(14)	20 years from 21/08/2008	£23,950	(20/08/2028)	D

Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)

Unit	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversion)	EPC
37 Market Square	Ground First	Retail Ancillary	148.69 56.40	(1,600) (607)	AC YORKSHIRE LTD (CRN: 16832635) t/a Pepe's Piri Piri(15)	15 years from 11/08/2026	£25,000	(11/08/2041)	C
38 Market Square	Ground	Retail	42.66	(459)	INDIVIDUALS t/a John Kearns Butcher(16)	5 years from 15/10/2025	£13,500	(14/10/2030)	D
40 Market Square	Ground First	Retail Ancillary	97.76 145.60	(1,052) (1,567)	HOLLAND & BARRETT RETAIL LIMITED (CRN: 02758955)(17)	10 years from 03/10/2016	£29,500	(02/10/2026) (19)	B
18 Kirkgate	Ground First	Retail Ancillary	61.60 36.19	(663) (389)	VASILIS LTD (CRN: 15281731) t/a The Greek Corner(18)	5 years from 29/04/2024	£15,000	(28/04/2029)	D
16 Kirkgate	Ground First	Retail Ancillary	54.73 27.46	(589) (295)	VACANT POSSESSION				E
22 Market Square	Ground First	Retail Ancillary	61.32 38.39	(660) (413)	VACANT POSSESSION				E
23 Market Square	Ground First	Retail Ancillary	60.97 35.83	(656) (386)	VACANT POSSESSION				B
39 Market Square	Ground	Retail	51.55	(555)	VACANT POSSESSION				C
Total Approximate Floor Areas			3,964.04(1)	(42,653)			£468,250 with 4 shops to be let		

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

(2) As for 1/3 Well Croft, for the year ended 31 December 2025, HSBC UK BANK PLC (CRN: 09928412) reported a Revenue of £10,468,000,000, Pre-Tax Profit of £5,619,000,000 and Net Assets of £28,261,000,000 (Annual Report and Accounts as published on Companies House: 26/08/2026). The lease provides for the tenant option to determine the lease on the 27th of March 2029.

(3) As for 20 Market Square, MARIE CURIE is the UK's leading end of life charity, providing care and support to people living with terminal illness through its nursing services, hospices and support services; see www.mariecurie.org.uk.

(4) As for 21 Market Square, SEQUENCE (UK) LIMITED (CRN: 04268443) is a national estate agency business providing residential sales, lettings and associated property services through a network of over 300 branches; see www.sequencehome.co.uk.

(5) As for 24/25 Market Square, for the 52-week period ended 4 May 2025, THE WORKS STORES LIMITED (CRN: 06557400) reported a Revenue of £277,039,000, Pre-Tax Profit of £5,843,000 and Net Assets of £20,856,000 (Annual Report and Financial Statements as published on Companies House: 26/08/2025).

(6) As for 26/27 Market Square, for the 52-week period ended 27 December 2025, SUPERDRUG STORES PLC (CRN: 00807043) reported a Revenue of £1,719,824,000, Pre-Tax Profit of £144,068,000 and Net Assets of £471,187,000 (Annual Report and Financial Statements as published on Companies House: 24/06/2026). The lease provides for the tenant option to determine the lease on the 11th June 2029.

(7) As for 28 Market Square, for the year ended 31 January 2025, SPORTSWIFT LIMITED (CRN: 03493972) reported a Revenue of £507,769,000, Pre-Tax Profit of £72,957,000 and Net Assets of £71,490,000 (Annual Report and Financial Statements as published on Companies House: 26/08/2025).

(8) As for 29 Market Square, for the year ended 28 February 2026, SPECSAVERS OPTICAL SUPERSTORES LIMITED (CRN: 01721624) reported a Turnover of £4,261,818,000, Pre-Tax Profit of £429,693,000 and Net Assets of £506,167,000 (Report and Consolidated Financial Statements as published on Companies House: 26/08/2026).

(9) As for 30 Market Square, for the 52-week period ended 28 March 2025, ICELAND FOODS LIMITED (CRN: 01107406) reported a Turnover of £4,117,500,000, Pre-Tax Profit of £76,600,000 and Net Assets of £707,300,000 (Financial Statements as published on Companies House: 26/08/2025). The lease provides for the tenant option to determine the lease on the 12th January 2028.

(10) As for 31 Market Square, AARDUA LIMITED (CRN: 12206678) is a private limited company operating in the hairdressing and beauty sector.

Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



- (11) As for 32 Market Square, for the 52-week period ended 27 December 2025, GREGGS PLC (CRN: 00502851) reported a Revenue of £2,151,200,000, Pre-Tax Profit of £171,900,000 and Net Assets of £625,200,000 (Annual Report and Accounts as published on Companies House: 26/08/2026).
- (12) As for 33/34 Market Square, for the year ended 31 December 2025, BANK OF SCOTLAND PLC (CRN: SC327000) reported Total Income of £14,935,000,000, Pre-Tax Profit of £1,768,000,000 and Net Assets of £16,333,000,000 (Annual Report and Accounts as published on Companies House: 26/08/2026).
- (13) As for 35 Market Square, THE CHURCH OF ENGLAND CHILDREN'S SOCIETY (CRN: 00040004), trading as The Children's Society, is a national charity supporting children and young people facing poverty, abuse and other serious challenges; see www.childrenssociety.org.uk.
- (14) As for 36 Market Square, for the year ended 31 December 2024, WILLIAM HILL ORGANIZATION LIMITED (CRN: 00278208) reported a Revenue of £502,400,000, Pre-Tax Profit of £30,500,000 and Net Assets of £17,500,000 (Annual Report and Accounts as published on Companies House: 26/08/2026).
- (15) As for 37 Market Square, AC YORKSHIRE LTD (CRN: 16832635) operates the Pepe's Piri Piri brand, specialising in freshly prepared grilled piri piri chicken for eat-in and takeaway; see www.pepes.co.uk. The lease provides for the tenant option to determine the lease on the 10th August 2033.
- (16) As for 38 Market Square, the lease provides for the tenant option to determine the lease on the 15th October 2028.
- (17) As for 40 Market Square, for the year ended 30 September 2025, HOLLAND & BARRETT RETAIL LIMITED (CRN: 02758955) reported a Turnover of £719,309,000 and Net Assets of £359,421,000 (Annual Report and Accounts as published on Companies House: 26/08/2026).
- (18) As for 18 Kirkgate, VASILIS LTD (CRN: 15281731) is a private limited company operating a restaurant/café at 18 Kirkgate, Shipley.
- (19) As to 21,28,35 and 40 Market Square, negotiations to renew the leases are underway.

Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



**Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley,
West Yorkshire BD18 3QH**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



**Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley,
West Yorkshire BD18 3QH**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



**Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley,
West Yorkshire BD18 3QH**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



**Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley,
West Yorkshire BD18 3QH**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



**Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley,
West Yorkshire BD18 3QH**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



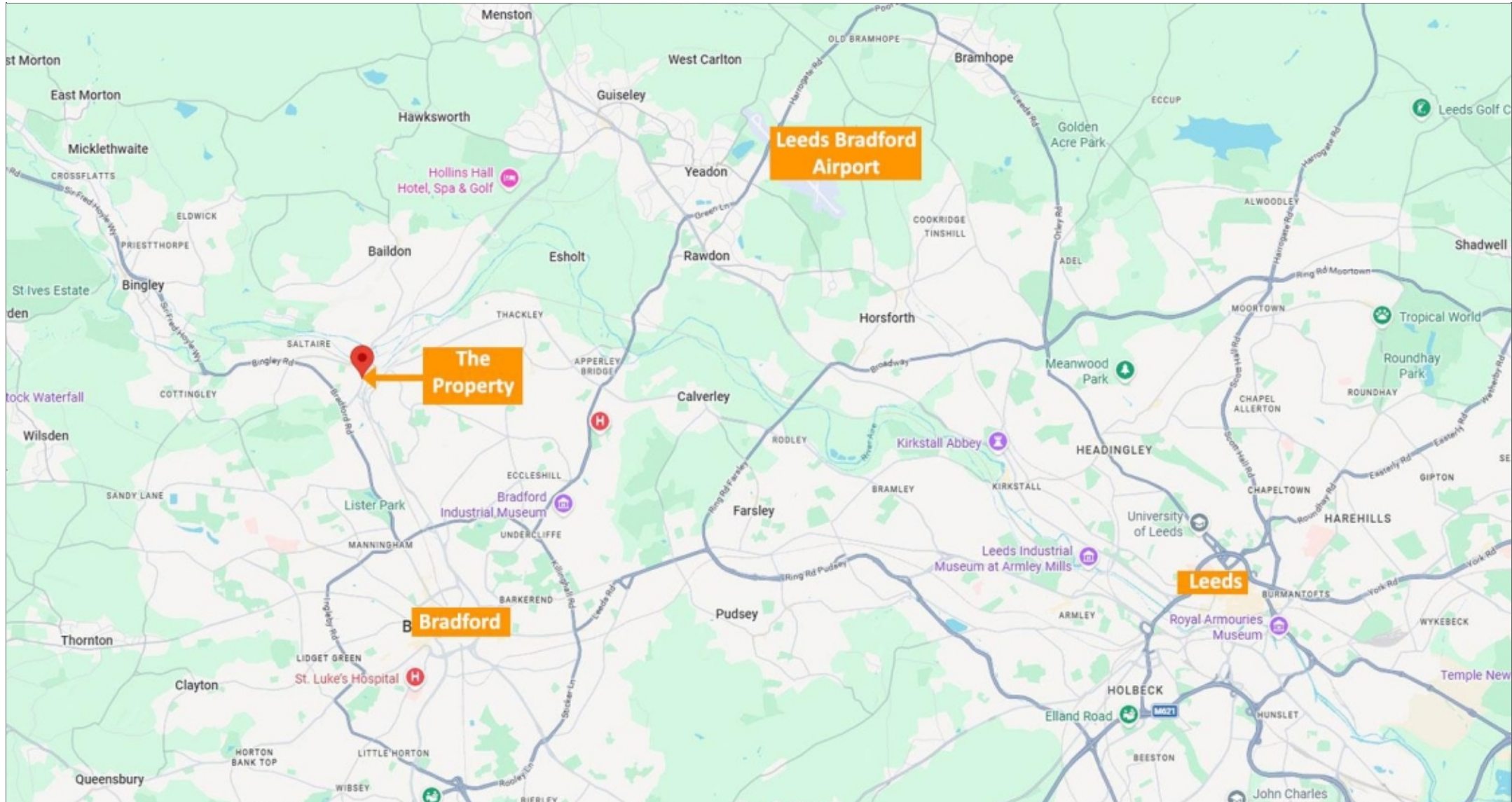
Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 7, 20 to 40 Market Square, 1 to 3 Well Croft and 16 to 18 Kirkgate, Shipley, West Yorkshire BD18 3QH

For sale by Auction on 17th September 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

Gowling WLG
Two, Snowhill
Birmingham
B4 6WR

Matt Walker
+44 (0)370 733 0640
matt.walker@gowlingwlg.com

Jason Davenport
0121 233 1000
Jason.Davenport@gowlingwlg.com

Associate Auctioneers



JLL
30 Warwick Street
London
W1B 5NH

Jonathan Heptonstall
0207 318 7843
jonathan.heptonstall@eu.jll.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