

Lot 36, 45-47, 49-51 and 53-55 North Parade, Bradford,
West Yorkshire BD1 3JH

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Bradford City Centre Retail Investment and Development Opportunity

- Includes 3 Retail Units and Substantial self-contained First Floor Accommodation
- Prominent Bradford City Centre Location
- Close to Bradford Forster Square Railway Station
- Located Between The Broadway Bradford and Forster Square Retail Park
- Potential for Alternative Use or Residential Conversion of the Upper Parts (Subject to Consents)
- Nearby Occupiers include Next, Primark, Boots, H&M, JD Sports, TK Maxx and Currys

Lot
36

Auction
29th October 2026

Rent
£36,468 per Annum Exclusive

Status
Available

Sector
Retail, High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles	9 miles west of Leeds, 32 miles northeast of Manchester
Road	A647, A650, A658, M606 and M62 (Junctions 26 & 27)
Rail	Bradford Forster Square Railway Station (0.1 mile), Bradford Interchange (0.5 mile)
Air	Leeds Bradford Airport

Situation

Bradford is a major commercial and retail centre in West Yorkshire, approximately 9 miles west of Leeds, and was the UK City of Culture 2025. The city benefits from excellent road and rail communications and serves a substantial catchment across West Yorkshire.

Bradford city centre provides a significant retail and leisure offer. The Broadway Bradford provides over 80 retail units and approximately 1,300 car parking spaces, with occupiers including Primark, Next, H&M, JD Sports and Boots. To the north of the city centre, Forster Square Retail Park provides 24 retail units and approximately 1,186 car parking spaces, with occupiers including Next, Boots, Currys, JD Sports, Sports Direct and TK Maxx.

The property is prominently situated on North Parade, between the city's principal retail core and The Broadway to the south and Forster Square Retail Park to the north. Bradford Forster Square Railway Station is also within a short walk of the property. North Parade is an established city centre location characterised by a mix of independent cafés, bars, restaurants, retailers and other businesses.

Tenure

Freehold.

EPC

Please refer to the Legal Pack.

Description

The property comprises an unbroken parade of three retail units providing retail accommodation on the ground floor benefitting from prominent frontages to North Parade. The first floor comprises a self contained former office suite that requires a comprehensive programme of refurbishment. The property also benefits from rear access from Dale Street.

The upper parts may offer potential for alternative use or residential conversion, subject to the necessary consents.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
45-47 North Parade	Ground First	Retail Ancillary	72.77 16.33	(783) (176)	THE RECORD CAFÉ LIMITED (CRN 09114893) t/a The Record Café (2)	Holding over	£10,000	Holding over
49-51 North Parade	Ground	Retail	89.47	(963)	THAI FEVER RESTAURANT LIMITED (CRN 05608915) t/a Thai Noodle Bar (3)	5 years from 17/11/2025	£15,000	(16/11/2031)
53-55 North Parade	Ground	Retail	103.30	(1,112)	INDIVIDUAL t/a Istanbul Barbers	Holding over	£11,468	Holding over
49-55 North Parade	First	Former Offices	-	-	VACANT POSSESSION (4)			
Total Approximate Floor Areas			572.86	(6,164)			£36,468	

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

(2) THE RECORD CAFE LIMITED (CRN: 09114893) operates The Record Café, an independent vinyl record shop, beer café and charcuterie established in Bradford in 2014. The business has been named Bradford CAMRA Pub of the Year on several occasions, most recently in 2026.

www.therecordcafe.co.uk

(3) THAI FEVER LIMITED (CRN: 08339941) is an established food business incorporated in 2012, operating in the restaurant and takeaway sector.

(4) The first floor former offices are not currently capable of beneficial occupation and requires a refurbishment programme.

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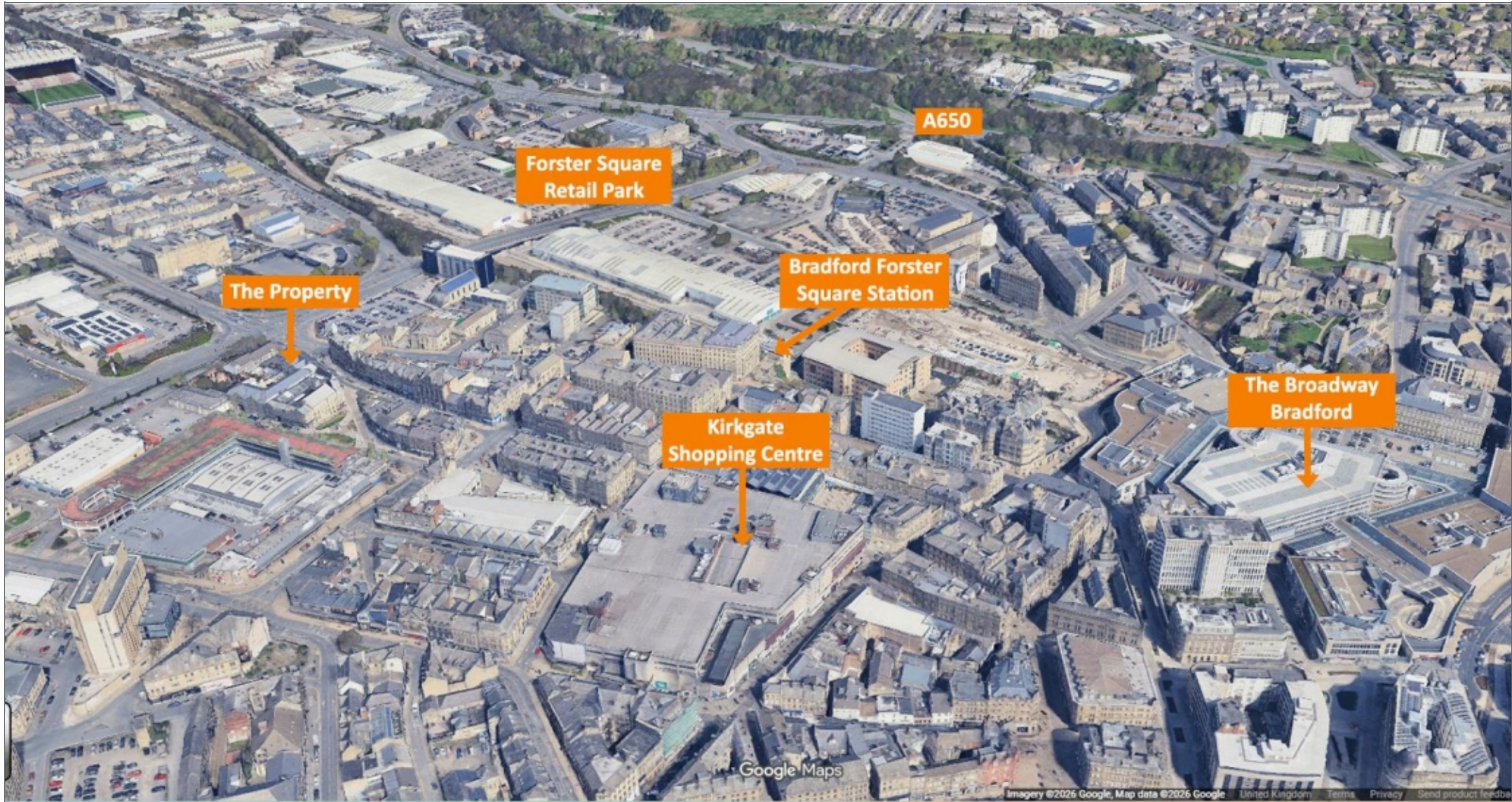
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2026