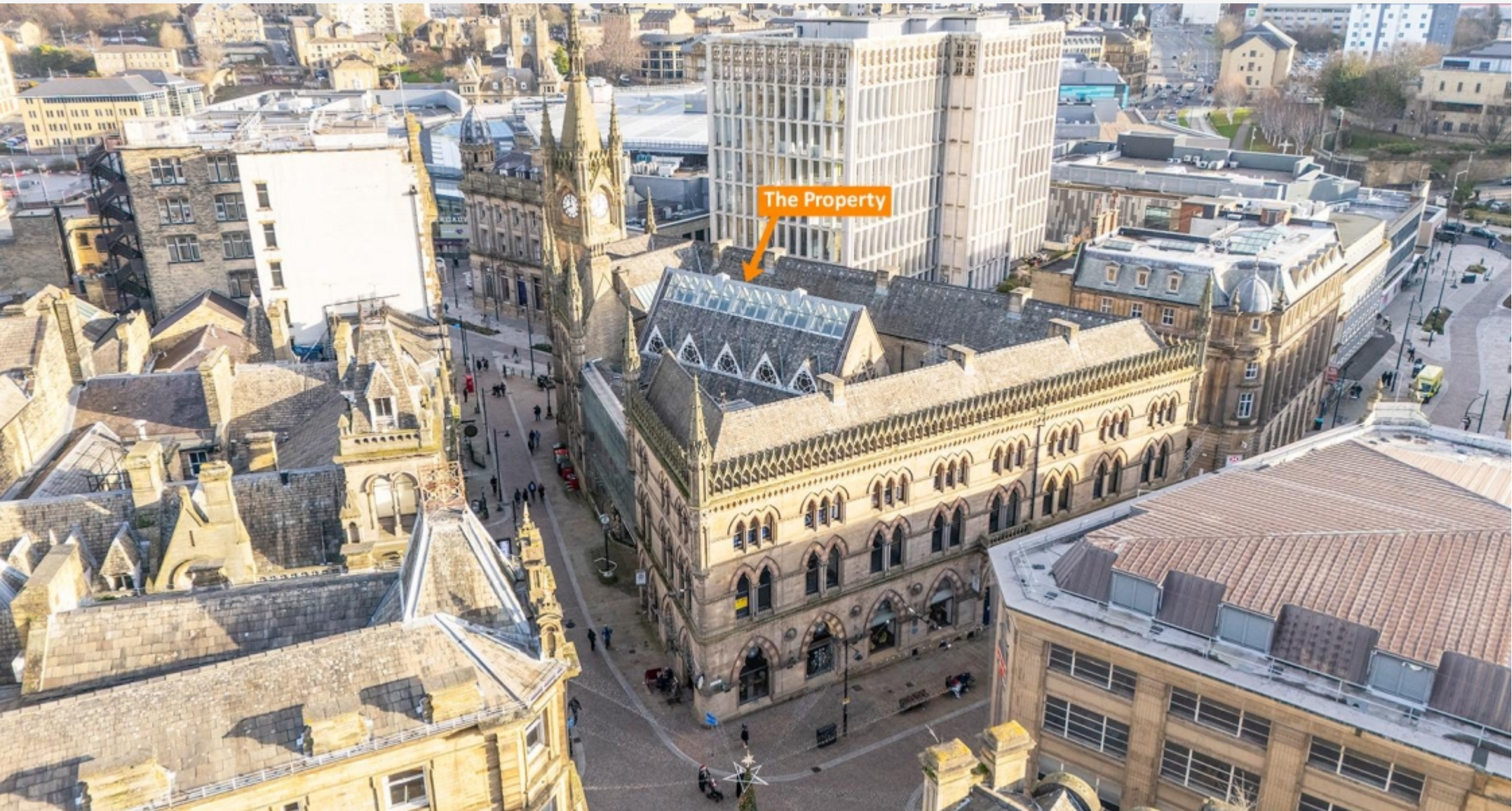


Lot 10, The Wool Exchange, Market Street, Bradford, West Yorkshire BD1 1RE

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Prime City Centre Mixed Use Freehold Investment

www.acuitus.co.uk

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Property Information

Prime City Centre Mixed Use Freehold Investment

- Highly Attractive Mixed Use Landmark Building
- Tenants include Waterstones on e Renewed 5 year lease
- Substantial Mixed-Use Building of approx. 2,875 sq m (30,942 sq ft)
- Asset Management Opportunities, including Potential Break up Opportunity.
- Alternative Use or Residential Conversion Potential of Upper parts (Subject to Consents)
- 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

10

Auction

29th October 2026

Rent

£268,690 per Annum Exclusive with first floor Offices to be Let

Sector

Retail, High Street Retail

Status

Available

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. (2)

EPC

Please refer to the Legal Pack

Description

The property is a substantial Grade I listed, landmark period building comprising retail units at ground floor level, and basement and self-contained office accommodation on the first and second floors.

The upper parts may be suitable for alternative uses, including a Boutique Hotel, for which the Seller has undertaken a feasibility study and which is available in the Legal Pack, Leisure uses or residential conversion, subject to obtaining the necessary consents.

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

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Tenancy & Accommodation

Demise	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
12 Hustlergate	Shop	803.25	(8,643)	WATERSTONES BOOKSELLERS LIMITED (CRN 00610095) t/a Waterstones (3)	5 years from 08/09/2026	£67,500	(07/09/2031)
12 Market Street	Shop	62.37	(671)	INDIVIDUAL t/a Phone Shop	5 years from 01/03/2022	£10,000	(28/09/2027)
14 Market Street	Bar	166.20	(1,788)	INDIVIDUAL t/a The Exchange Craft Beer House	3 years from 04/08/2024	£19,290.76	(03/08/2027)
16 Market Street	Restaurant	30.4	(327)	INDIVIDUAL t/a Pizza Pieces (CRN 14544300) (4)	15 years from 20/02/2026	£20,420	(19/02/2041)
20 Market Street	Hairdressers/Beauty Salon	94.88	(1,021)	MARIOS LIMITED t/a Marios Hairdressing (CRN 04959716) (5)	15 years from 24/06/2021	£8,500	(23/06/2029)
22 Market Street	Shop	55.86	(601)	INDIVIDUAL t/a The Red Shop	10 years from 26/10/2025	£16,000	(25/10/2035)
24 Market Street	Shop	81.58	(878)	BLOSSOMS AND CO. (YORKSHIRE) LTD t/a Blossoms (CRN 16059221) (6)	1 year from 01/02/2025 Holding Over	£13,936	(31/01/2026)
16 Bank Street	Shop	84.29	(907)	GAMES WORKSHOP LIMITED t/a Warhammer (CRN 01467092) (7)	10 years from 18/01/2024	£9,360	(17/01/2034)
18-20 Bank Street	Shop	119.31	(1,284)	DKLC RECRUITMENT LTD (CRN 15463105) (8)	2 years from 01/07/2024 Holding Over	£5,200	(30/06/2026)
22 Bank Street	Shop	216.79	(2,334)	TIFFIN COFFEE LTD t/a Tiffin Coffee (CRN 10659164) (9)	10 years from 20/09/2017	£60,250	(19/09/2027)
22 Hustlergate 20 Hustlergate	Kiosks 1 Kiosks 2	19.87 19.79	(214) (213)	INDIVIDUALS	3 years from 1/04/2026	£13,800	(31/03/2029)
Second Floor Suites	Office	590.12	(6,352)	MAKIN DIXON SOLICITORS LIMITED (CRN 09160986) (10)	5 years from 01/01/2021 Holding Over	£24,433.80	(31/12/2025)
First Floor Suites	Office	530.38	(5,709)	VACANT POSSESSION - Empty Rates not Payable for Listed Buildings	-	-	-
Total Approximate Floor Areas		2,875.09 (1)	(30,942) (1)			£268,690.56 with First Floor Offices to be Let	

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

(2) The Tenure being offered for sale is the Freehold interest, held under title number WYK574560 and the Long Leasehold interest held under title number WYK601709 and granted directly out of the Freehold interest for a term of 125 years from 05/11/1996 until 04/11/2121 at a current rent reserved of £50,000 per annum exclusive, which is geared to the occupational Net Income. For clarity, the Buyer will benefit from the income from the Long Leasehold interest and the income from the Occupational leases.

(3) As for 12 Hustlergate, Waterstones Booksellers Limited (CRN 00610095) is a leading bookseller in the UK, operating a nationwide network of bookshops. For the 53 weeks ended 3 May 2025, the company reported a turnover of £565,632,000, a profit before tax of £44,029,000 and net assets of £95,219,000. (Annual Report and Financial Statements as published on Companies House: 09/09/2026).

(4) As for 16 Market Street, Pizza Pieces is a family-run Italian restaurant in Bradford. (www.pizzapièces.co.uk)

(5) As for 20 Market Street, Marios Limited (CRN 04959716) trades as Marios Hairdressing, a long-established Bradford hairdressing business. (www.marios-hairdressing.co.uk)

(6) As for 24 Market Street, Blossoms and Co. (Yorkshire) Ltd (CRN 16059221) trades as Blossoms, an independent florist. (www.blossomsandco.uk)

(7) As for 16 Bank Street, Games Workshop Limited (CRN 01467092) is the company behind Warhammer and specialises in the design, manufacture and sale of fantasy miniatures, games and associated products. (www.warhammer.com)

(8) As for 18-20 Bank Street, DKLC Recruitment Ltd (CRN 15463105) is a West Yorkshire-based recruitment company providing recruitment services to employers and jobseekers. (www.dklcrecruitment.co.uk)

(9) As for 22 Bank Street, Tiffin Coffee Ltd (CRN 10659164) trades as Tiffin Coffee, an independent coffee shop operating from the Wool Exchange in Bradford, serving coffee, baked goods and lunch items. (www.tiffincoffee.co.uk). The tenant served their notice to end their lease at the end of the term.

(10) As for the Second Floor Suites, Makin Dixon Solicitors Limited (CRN 09160986) is a specialist family law firm advising on matters including divorce and separation, domestic abuse, children and financial disputes. (www.makindixon.co.uk)

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Waterstones Bookshop

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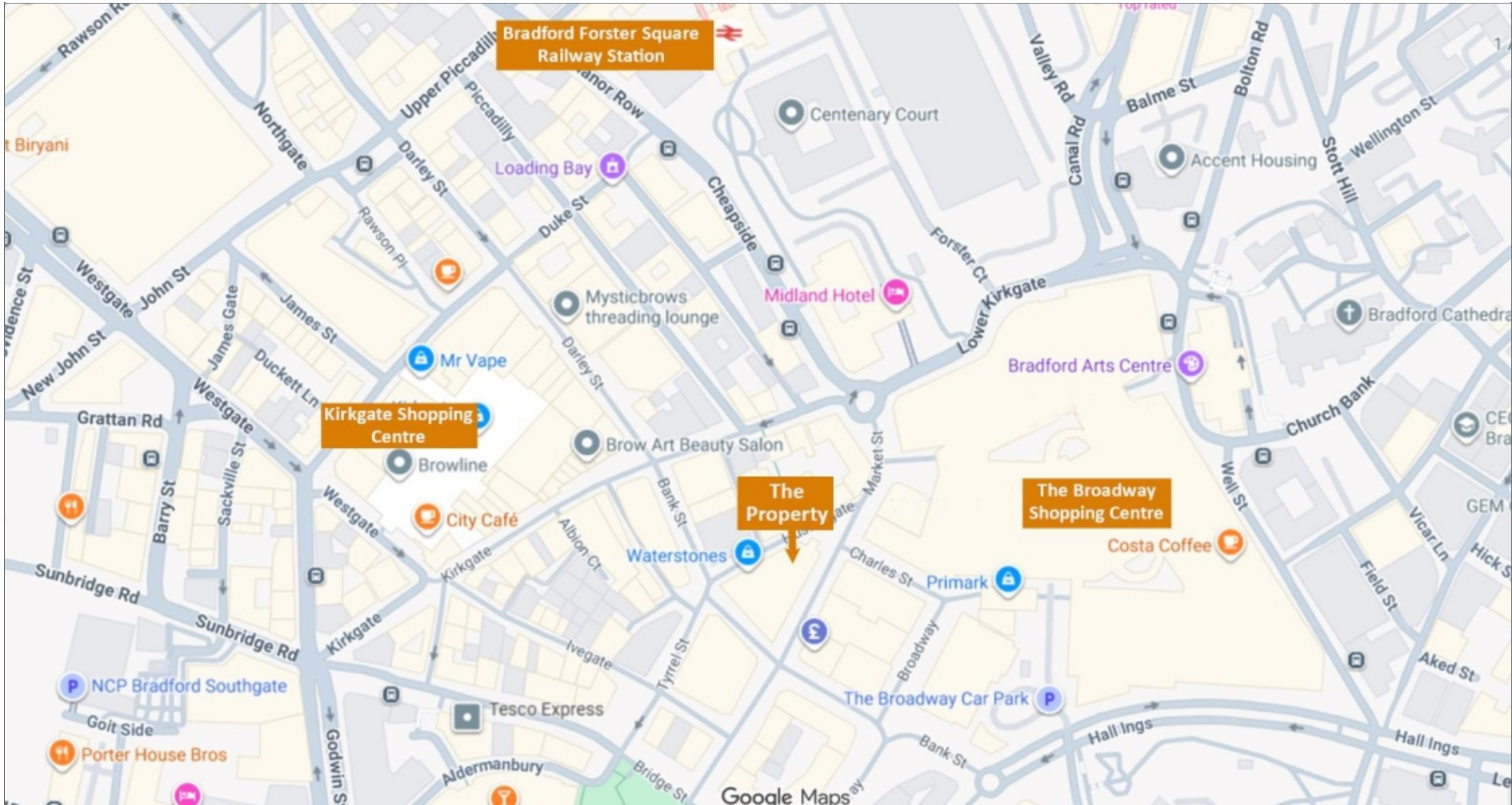
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2026