Lot 4, 41 Hillam Road Industrial Estate, Off Canal Road, Bradford,
West Yorkshire BD2 1QN

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)

acuitus
Real Estate Auctioneering & Investment

On Behalf of City of BRADFORD METROPOLITAN DISTRICT COUNCIL



Freehold Ground Rent Investment

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Property Information

Freehold Ground Rent Investment

- Let to Surefreight (International) Limited until 2077 (51 years unexpired)
- Site Area of approximately 1.26 acres with 2,137 sq m (23,000 sq ft) of Buildings
- 7 Yearly Rent Reviews to Open Market Rental Value of the land
- 2014 and 2021 Rent Reviews not Initiated
- Established industrial and distribution location approximately 1.4 miles north of Bradford city centre
- Nearby occupiers include Aldi, Screwfix, Costa Coffee, B&Q, Wickes, Travis Perkins, Howdens and Halfords

Lot
4

Auction
10th December 2026

Rent
£21,000 per Annum Exclusive

Status
Available

Sector
Industrial, Ground Rent

Auction Venue
Live Streamed Auction

On Behalf of the City of Bradford Metropolitan District Council

Location

Miles	9 miles southwest of Leeds, 16 miles northwest of Wakefield, 35 miles east of Manchester
Roads	A6177, A650, M606, M62
Rail	Frizinghall Railway Station, Bradford Forster Square Railway Station, Bradford Interchange Railway Station
Air	Leeds Bradford Airport

Situation

The property is situated on Hillam Road Industrial Estate, approximately 1.4 miles north of Bradford city centre. The estate is accessed via Canal Road (A6037) which provides direct access to A6177 (Bradford Ring Road) to the wider Bradford and West Yorkshire motorway network including the M606 and M62.

The surrounding area comprises a well-established industrial and trade counter location. Nearby occupiers include Aldi, Screwfix, Costa Coffee, B&Q, Wickes, Travis Perkins, Howdens and Halfords.

Tenure

Freehold.

EPC

Band B.

Description

The property comprises a regular and level parcel of land equating to 1.27 acres (0.52 hectares) upon which is a detached industrial / warehouse unit with two-storey office accommodation with an approximate gross internal area of 2,137 sq m (23,000 sq ft) and surface car parking to the front and a large yard at the rear. The property has a site coverage of 42%.

VAT

Please confirm VAT status

Note

The property is being offered for sale subject to an overage and post completion rent review adjustment provisions detailed in the Special Conditions which are available in the 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

Use	Area - Hectares	Site Area - Acres	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Land	0.52	(1.27)	SUREFREIGHT (INTERNATIONAL) LIMITED (CRN: 04669584) (1)	99 years from 01/01/1979 (approximately 51 years unexpired)	£21,000	01/07/2014, 01/07/2021, 01/07/2028 (31/12/2077)(2)
Total Approximate Site Area	**0.52**	**(1.27)**			**£21,000**	

(1) Surefreight (International) Limited (CRN: 04669584) is a freight forwarding and logistics operator headquartered at the subject property in Bradford and provides national and international freight and distribution services from a number of UK locations. For the year ending 31st March 2025, Surefreight (International) Limited (CRN: 04669584) reported a Turnover of £20,174,238 and Pre Tax Profits of £866,628 and Net Assets of £3,124,570.(Annual Report and Financial Statements as published at Companies House 12/05/2026).
(2) The lease provides for the rent to be reviewed every 7 years to the Open Market Rental Value of the land. The 2014 and 2021 rent reviews remain outstanding.


On Behalf of
City of BRADFORD
METROPOLITAN DISTRICT COUNCIL
MAMMOET
FERRY TRANSPORT
DAF


On Behalf of
City of BRADFORD
METROPOLITAN DISTRICT COUNCIL
SUREFREIGHT INTERNATIONAL LTD


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City of BRADFORD
METROPOLITAN DISTRICT COUNCIL

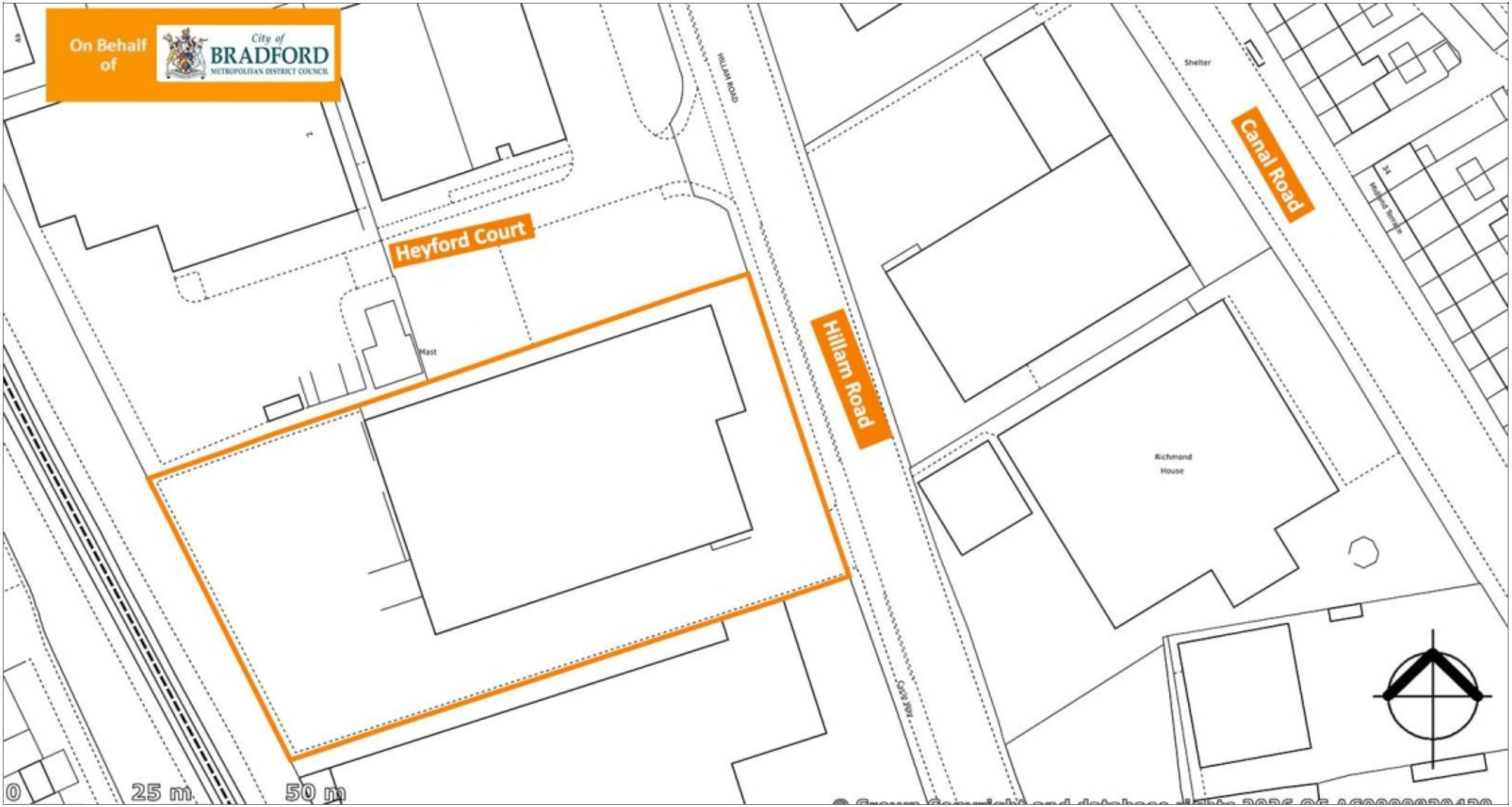

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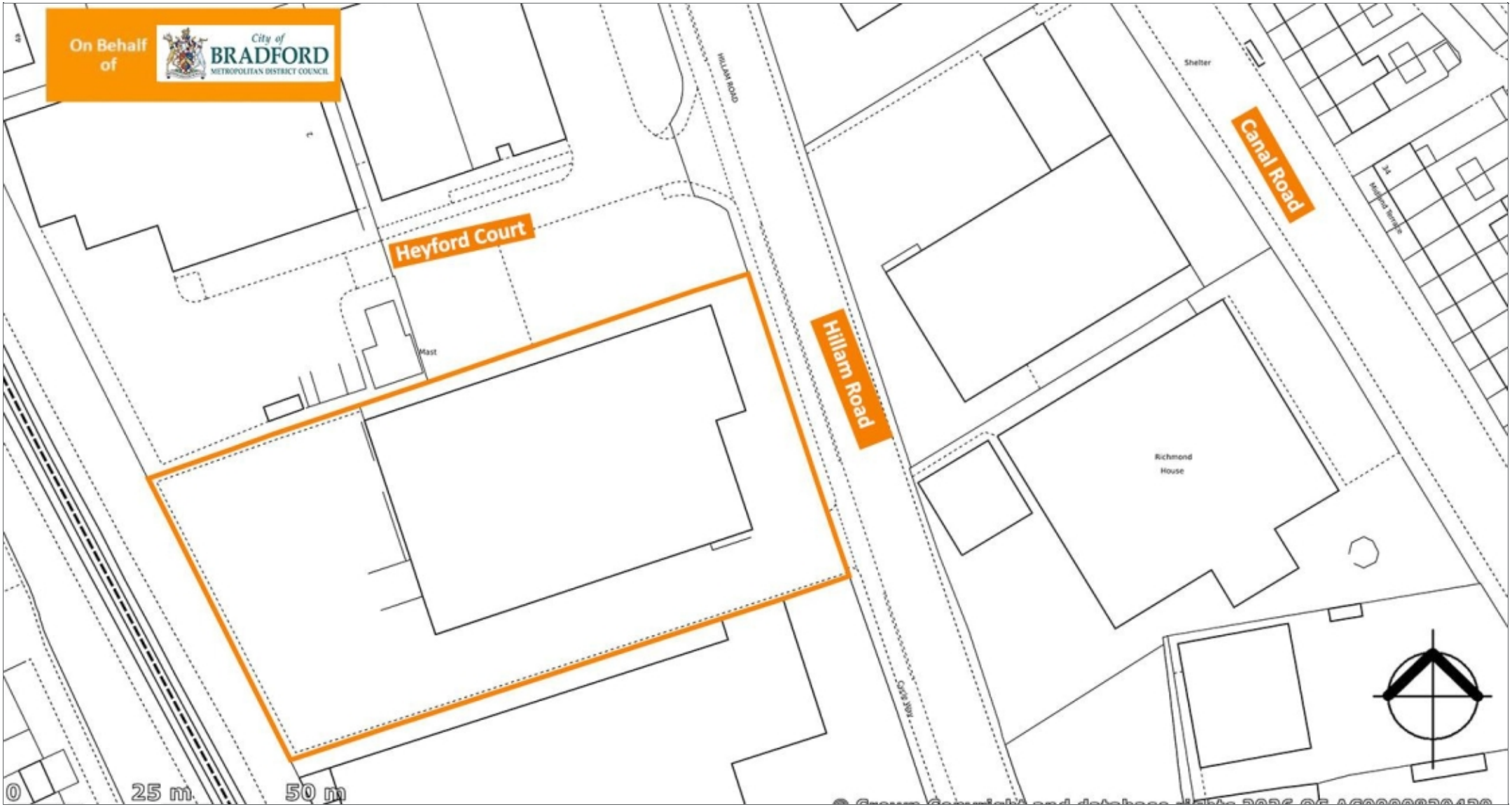

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On Behalf of
City of BRADFORD
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SUREFREIGHT INTERNATIONAL LTD


On Behalf of
City of BRADFORD METROPOLITAN DISTRICT COUNCIL
Heyford Court
Hillam Road
Canal Road
Google Maps


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METROPOLITAN DISTRICT COUNCIL
Heyford Court
Hillam Road


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METROPOLITAN DISTRICT COUNCIL
Heyford Court
Hillam Road
Canal Road
Richmond House
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2026