



**73 Godwin Street
Bradford
BD1 2SH**

- Superbly appointed mixed use investment within Bradford City Centre.
- Improving location close to Bradford Live, the Alhambra Theatre and all City Centre amenities.
- Attractive premises comprise commercial unit and 3 self contained flats.
- Current rental income £27,900 pa
- Sale price: **offers in excess of £250,000 sought; yield 11.2%**

SITUATION

The premises front onto Godwin Street, forming part of the busy one way “loop” road on the periphery of Bradford City Centre.

The main retailing core of Bradford City Centre (Broadway Shopping Centre, pedestrianised sections of Kirkgate, Darley Street etc.) is within walking distance as is the award winning City Park and the re-launched National Science and Media Museum.

The Bradford Live performance venue (3,800 seater capacity) is scheduled to open in Autumn 2025.

PROPERTY/ACCOMMODATION

The property comprises an attractive mid through terraced former office building being of 4 storey construction with attractive bay window feature serving 1st and 2nd floors.

The premises provide the following accommodation and approximate internal floor areas:

	Sq. m.	Sq. ft.
Ground Floor Salon / treatment room and staff WC	39.0	420
Basement Staff room and additional treatment rooms	36.7	395
1st floor, Flat 1	39	419
2nd floor, Flat 2	45.0	484
3rd floor, Flat 3	45.0	484
TOTAL AREA	204.7	2202

LEASE / TENANCY INFORMATION

See page 3 for details.

SALE PRICE

Offers in excess of **£250,000** are sought for the Freehold interest (Subject to Contract and existing Leases / Tenancy Agreements).

INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following links

<https://www.investinbradford.com> or

<https://www.bradford.gov.uk/business/business/>

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction

VAT

All prices and rentals quoted are exclusive of any VAT liability—if applicable.

VIEWING

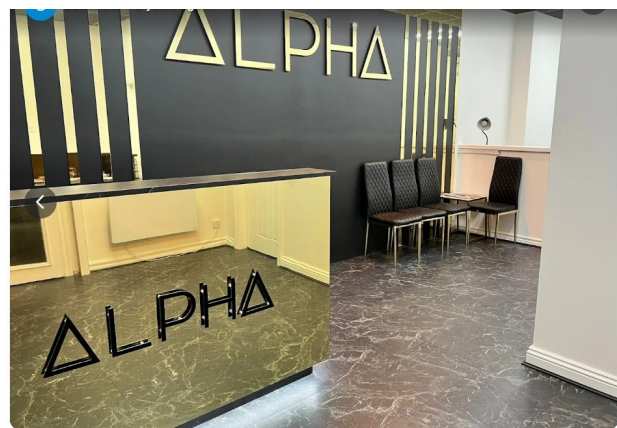
By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

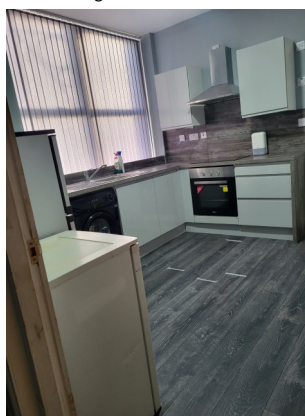
July 2025



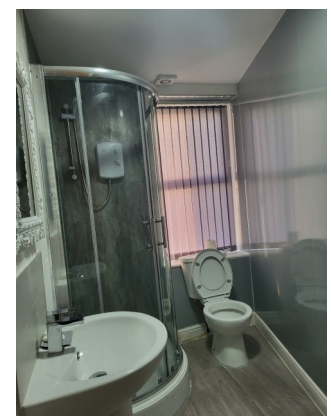
Ground Floor



Flat—living area



Flat—kitchen



Flat—bathroom

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

LEASE / TENANCY INFORMATION

ACCOMMODATION	LEASE TERMS	RENT RECEIVED	EPC RATING
Ground Floor Shop and Basement	Leased to individual trading as Alpha Laser Clinic on 7 year lease from Aug 22 (expiring Jul 29) effective full repairing (with service charge) and insuring terms. Rent review due in Aug 26 and rent deposit paid. Tenant's rolling break clause with 6 months notice.	£7,200 pa	E
1st Floor, Flat 1 (1 bed furnished flat)	12 months AST from July 2025	£6,840 pa (£570 pcm)	E
2nd Floor, Flat 2 (1 bed furnished flat)	12 months AST from July 2025	£6,960 pa (£580 pcm)	D
3rd floor Flat 3 (1 bed furnished flat)	12 months AST February 2025	£6,900 pcm (£575 pcm)	D
	Total Rent Received	£27,900 pa	

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