



**329/335 Tong Street
BRADFORD
BD4 9QY**

- Prominently positioned main road investment
- Ground floor let on a 10 year Lease to William Hill (a renewal of a previous 20 year Lease) at £15,000 pa and 3 x self-contained apartments (sold off) at an additional ground rent of £300 pa
- Total rental income: **£15,300 pa**
- Sale price: **£180,000**; Yield: **8.5%**
- Low management investment
- VAT free.

SITUATION

The premises occupy a prominent location fronting onto Tong Street forming part of the A650 arterial route linking Bradford City Centre approx. 3.5 miles to the north west to Bradford's residential suburbs, whilst traversing the Bradford Outer Ring Road (A6177)

The premises therefore benefit from significant volumes of passing traffic, as well as being supported by the densely populated residential areas.

The immediate locality is mixed with a wide array of commercial occupiers represented upon Tong Street. Established occupiers include Go Local Extra (convenience store), a Polish themed convenience store, Chilli Chicks (food outlet) amongst others.

The Avenue Retail Park is within close proximity (anchored by Iceland), with other national retailers closeby including Farm Foods and Selco Builders Merchants.

On street car parking is permitted immediately in front of the subject premises.

PROPERTY/ACCOMMODATION

Briefly, the property comprises a triple fronted amalgamated terraced property being of 2 storey stone construction and surmounted by a pitched slated roof, comprehensively rebuilt in 2003 to provide a ground floor betting shop and 3 x self-contained apartments over 1st floors.

According to the VOA website, the ground floor provides an approximate floor area of **146.0 sq m (1571 sq ft)**

TENANCY SCHEDULE

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RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Rateable Value (2023): £14,750

Rateable Value (2026) £15,750

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

SALE PRICE

Freehold offers in the region of **£180,000** are sought showing a prospective investor an attractive return of **8.5%**.

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

We are advised by the client that VAT is not applicable on the sale price.

DATA ROOM

Access to a Data Room containing all relevant documents is available to suitably interested parties.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

January 2026.

TENANCY SCHEDULE

FLOOR	OCCUPIER / TENANT	LEASE SUMMARY	RENT (PA)
Ground floor	William Hill Organisation Ltd (CRN 00278208)	10 year Lease from January 2025 (being a renewal of a previous 20 year Lease) with Tenant's break clause at the 3rd, 5th and 8th anniversaries; rent review at 5th year. Full repairing in effect (with service charge).	£15,000
1st floor	3 x individuals	150 year Leases from 2005/2006 with SC contribution towards repairs.	£100 per flat, i.e. £300
Gable—advertising hoarding	Wildstone Advertising Ltd	999 year lease from 14/02/2003	Peppercorn rental

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