



**Ground Floor, High Point
Westgate
BRADFORD
BD1 3JS**

- Highly prominent Class E unit within landmark building.
- Shell condition with ground floor of **380.0 sq m (4090 sq ft)**
- Iconic building comprising recently converted to 87 apartments (operated by Radian) over the upper floors.
- Guide rental: **£55,000 pax**; Sale price: **£595,000**

SITUATION

The premises are situated at ground floor level within High Point, one of the City's most recognisable landmark buildings.

The accommodation has multiple frontages but with its principal frontage onto Westgate, a busy vehicular thoroughfare on the north western periphery of Bradford City Centre and adjacent to the Goitside Conservation Area, where a number of former mill buildings have been converted to residential apartments.

Opposite, is the Council owned Oastler Centre which, together with adjoining sites has been earmarked for "Bradford's Urban Village". All City Centre amenities are within walking distance, as are the University of Bradford/Bradford College Campuses.

PROPERTY/ACCOMMODATION

The commercial unit is situated at ground floor level within this landmark building known as Highpoint (and once the home of Yorkshire Building Society HQ), the upper floors of which have been tastefully converted to provide 87 upmarket apartments operated by Radii, where we understand occupancy levels are high (see: www.radiiliving.com).

The premises provide the following approximate accommodation:

	Sq. m.	Sq. ft.
Ground Floor Lofty former banking hall in shell condition enjoying full height glazed elevations to 3 sides	380.0	4090
Basement 2 stores / ancillary areas	70.0	753
TOTAL AREA	450.0	4843

Outside

- The potential for external seating area.
- Secure parking for 6 vehicles

RATING

The accommodation will be assessed for rating purposes upon occupation.

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

RENT / LEASE

The property is available to let upon a new effective full repairing (with a service charge) and insuring lease for a term to be agreed and incorporating upwards only rent reviews at a quoting rent of **£55,000 per annum** exclusive—Subject to Lease.

GUIDE SALE PRICE

£595,000 for the Long Leasehold interest (envisaged to be a 999 year lease at a peppercorn rental with service charge).

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

LEGAL COSTS

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

VAT

We are advised by our clients that VAT is not chargeable upon the rent / sale price however they reserve the right to do so if appropriate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

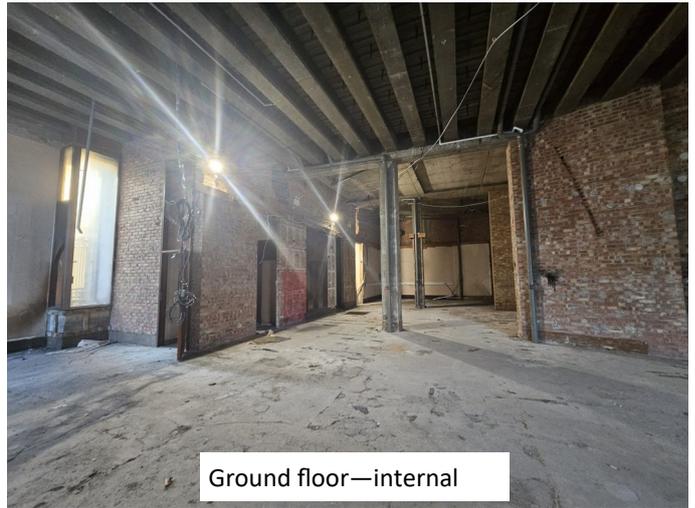
By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

March 2026



Ground floor—internal



Split level staircase



Basement store ancillary

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