



21A/23 Northgate, Bradford, BD1 3JR  
11/13 North Parade, Bradford, BD1 3JL

- Valuable retail investment
- Established City Centre location
- Current rent received of **£50,640 pa**
- Sale price: **£575,000**
- Yield **8.8%**

### SITUATION

The investment has a dual frontage, looking onto Northgate and North Parade within Bradford City Centre.

Northgate is situated directly opposite Oastler Market and a multi-storey Pay & Display car park—earmarked to form part of the proposed City Village, whilst North Parade is particularly popular with niche retailers, independent bar operators with the location further enhanced with the addition of cycle stores, external landscaping, visitor seating areas etc.

### PROPERTY/ACCOMMODATION

The investment comprises 2 “back to back” commercial mid terraced properties being of stone construction

21A Northgate provides a ground floor commercial unit with part first floor storage and is let to a local C-store retailer

23 Northgate comprises a ground floor retail area let to Oxtoby's, (having been in occupation for approx. 30 years), plus first floor storage,

The remainder of the upper floors having been sold off on a long leasehold basis.

11/13 North Parade has recently been extensively refurbished to create a quality showroom at ground floor and first floor levels to a local clothing retailer.

### TENANCY SCHEDULE

See next page

### SALE PRICE

**£575,000 — Subject to Contract.** A purchase at this level provides the purchaser with a yield of **8.8%**

Consideration may be given to a sale of parts—guide prices upon request.

### BRADFORD CITY CENTRE GROWTH ZONE

We believe the premises are situated within the Growth Zone and as such, the occupier of the premises may be eligible for financial assistance. 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

Our clients advise that VAT will not be chargeable upon the sale price, although they reserve the right to do so, if appropriate.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **C** a copy of the Certificate and Report is available upon request.

### VIEWING

By contacting the sole agents:

**Sharma Williamson**

**Tel:** 01274 759955

**Email:** info@sharmawilliamson.co.uk

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### Tenancy Schedule

Address	Accommodation	Lease Summary	Rent Received
<b>21A Northgate</b> (Convenience Store)	<b>Ground</b> Sales area of 21.0 sq m (226 sq ft) Kitchen of 2.4 sq m (26 sq ft) WC  <b>First floor</b> Store 1 of 14.1 sq m (152 sq ft) Store 2 of 1.8 sq m (19 sq ft)	5 year lease from April 2023 (expiring April 2028). FR&I Lease (in effect). No break clause	£6,000 pa
<b>23 Northgate</b> (Oxtoby's)	<b>Ground</b> Front sales of 32.7 sq m (352 sq ft) Rear sales of 14.1 sq m (152 sq ft) Side store of 17.7 sq m (190 sq ft) Staff / store of 28.3 sq m (305 sq ft) WC  <b>First floor</b> Store of 41.2 sq m (444 sq ft)	7 year lease from 1st May 2023 (expiring 30th April 2030) with rent review 1st May 2026. FR&I Lease (in effect). No break clause	£16,640 pa
<b>11/13 North Parade</b>	<b>Ground</b> Sales/showroom of 164.9 sq m (1775 sq ft) WC  <b>First floor</b> Sales / showroom of 156.7 sq m (1687 sq ft)	10 year lease from 1st July 2023 (expiring 30th June 2033) with 5 year rent review and tenant's break clause. FR&I Lease	£28,000 pa
		<b>Total Rent:</b>	<b>£50,640 pa</b>

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