



90/92 Morley Street  
BRADFORD  
BD7 1AF

- Investment property within Bradford's traditional "Leisure Quarter".
- Surrounded by other well established food outlets in close proximity to Bradford College / University of Bradford.
- Busy location with on street parking closeby.
- Let until January 2030 on an FR&I Lease at a rental of £17,000 pa.
- Sale price: **£210,000**; Yield: **8%**

### SITUATION

The premises occupy a prominent corner position fronting Morley Street and Chester Street in the heart of Bradford's food circuit. Other occupiers in the vicinity include Lawi Restaurant (next door), Cojo's Cuts (barbers), Chicken and Kashmir restaurant (opposite), whilst closeby is award winning The International Restaurant and My Lahore.

The new Bradford College campus is in the immediate locality as is the popular Alhambra Theatre and the new Bradford Live venue (3,800 seater capacity).

### PROPERTY/ACCOMMODATION

The property comprises an end of terrace 2 storey stone building with overhauled pitched slated roof. The premises have been recently refurbished and have traded as a popular bar and food businesses for a significant number of years.

The property comprises the following:

	Sq. m.	Sq. ft.
<b>Ground Floor</b> Restaurant with kitchen servery	77.6	835
<b>First Floor</b> Additional seating area	83.2	893
Customer WCs	-	-
<b>Basement</b> Stores	72.9	785
<b>TOTAL AREA</b>	<b>233.7</b>	<b>2513</b>

### RATING

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

<b>Rateable Value (2026):</b>	£14,500
<b>Rates Payable (approx.):</b>	£6,003

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

### LEASE DETAILS

The premises are currently occupied by way of a 5 year tenant's full repairing and insuring Lease expiring in January 2030. The tenant had a break option in January 2026 which has not been exercised. The current rent received is £17,000 pa.

### SALE PRICE

Offers in the region of **£210,000** are sought for the Freehold interest—subject to contract and existing Lease Agreement. A sale at this level would show the investor an investment yield of **8%**.

### 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 understand that the sale price would be subject to VAT at the standard rate although we envisage that the transaction maybe treated as a TOGC.

### 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

April 2026

