



02 July 2026 1:49 pm

**13/15 Sunbridge Road
BRADFORD
BD1 2AY**

- Well configured former bank and C-store premises with ground floor of **130.0 sq m (1395 sq ft)** plus useful lower ground floor stores, WCs etc. of **144.8 sq m (1559 sq ft)**, in central City Centre location
- Shell condition, ready for tenants' fit out.
- Rent: **£30,000 pax**

SITUATION

The premises occupy a prominent and busy location within Bradford City Centre. This particular section of lower Sunbridge Road has a taxi rank, whilst in the immediate vicinity is the award winning City Park with imposing City Hall and Centenary Square development scheme.

Metered on street car parking is available to part.

The immediate locality is predominantly commercial with national occupiers including Tesco Express, Royal Shawarma, together with a wide array of longstanding independent traders.

PROPERTY/ACCOMMODATION

The property comprises former building society premises last occupied as a Premier Convenience Store, with accommodation over ground and lower ground floors (the upper floors having been earmarked for residential conversion).

The building has numerous original attractive features including an Ashlar stone façade, ornate window lintels, wide feature ground floor door entrance with wrought iron detailing and lofty ground floor to ceiling height of approx. 12 ft 9in. .

Internally, the ground floor provides predominantly open plan accommodation supported on a cast iron frame and benefitting from full height display windows onto Sunbridge Rd.

The lower ground floor offers a series of store rooms, WCs and commercial delivery point.

The premises provide the following dimensions and net internal floor areas:

Gross frontage	12.8 m	41ft 10in
Internal width	12.2m	39ft 11in
Built depth	11.8m	38ft 8in
	Sq. m.	Sq. ft.
Ground floor		
Sales area	130.0	1395
Lower ground floor		
Various stores, WCs and delivery point	144.8	1559
TOTAL AREA	274.8	2954

RATING

The property will be assessed for rating purposes upon application.

RENT

£30,000 per annum exclusive Subject to Lease.

LEASE

The property is available to let upon a new effective full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

APPLICATION FEE

An application fee of £175 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

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 client that VAT is not chargeable on the rent, although 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

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