



**108-114 Sunbridge Road**

Bradford, BD1 2NE

**For Sale - Multi-Let  
Investment Opportunity**

**27,449 sq ft**  
(2,550.10 sq m)

- Attractive Building
- Potential to redevelop upper floors (STP)



# 108-114 Sunbridge Road, Bradford, BD1 2NE

## Summary

<b>Available Size</b>	27,449 sq ft
<b>Price</b>	Offers in the region of £425,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a large block building prominently positioned on Sunbridge Road in the centre of Bradford. It contains two ground floor retail units and 4 upper floors which are all let to commercial tenants.

## Location

The property is accessibly located on the fringe of Bradford City Centre, less than a 15 minute walk from Bradford Forster Square train station, with the prime retail pitches of Kirkgate and Kirkgate Shopping Centre located very close by.

## Terms

The property is offered for sale on a freehold basis, at a guide price of £425,000, reflecting a Gross Initial Yield of 10.66% with a reversionary GIY of 13.36%.

## Planning

Interested parties are advised to make their own planning enquiries.

## VAT

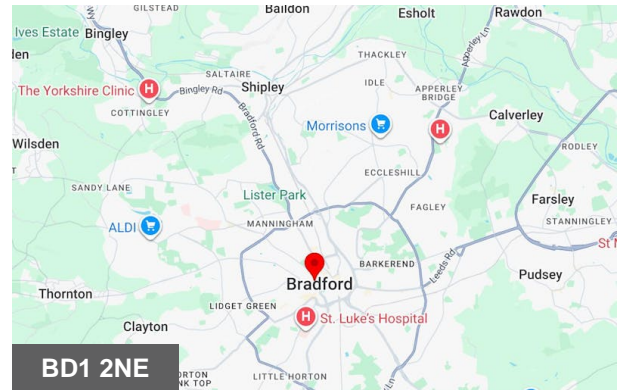
The property is elected for VAT, therefore VAT will be payable on the sale.

## Legal Costs

Each party to bear their own costs.

## Viewings

Viewings to be arranged through the sole agents Carter Towler.



## Viewing & Further Information



**Tom Fuller**

0113 245 1447

[tomfuller@cartertowler.co.uk](mailto:tomfuller@cartertowler.co.uk)



**Pete Bradbury**

0113 245 1447

[petebradbury@cartertowler.co.uk](mailto:petebradbury@cartertowler.co.uk)

**108 - 114 SUNBRIDGE ROAD, BRADFORD - TENANCY SCHEDULE**

Location	NIA (Sq Ft)	Rateable Value	Tenant	Lease commencement	Term	Expiry	Rent (p.a.)	Comments
Ground floor (110-112)	2778	£10,250	Sleep Affairs Limited	11/03/2026	3 years	10/03/2029	£ 12,000	Rising to £13,500pa on 11/02/2027
Ground floor & Basement (108)	3435	£8,400	Vacant					ERV £10,000
Basement (114)	857	£2,950	Vacant					To be let with 108 Sunbridge Rd
1st floor	4536	£12,250	Mata Leao Brazilian Jujitsu Limited	05/07/2023	5 years	04/07/2028	£ 10,000	30 Barry Street (separate access)
2nd floor	3855	£5,900	The Church of Pentecost UK	01/06/2021	5 years	31/05/2026	£ 6,500	
3rd floor	4827	£6,500	Emily Amber McCormack	01/08/2025	3 years	31/07/2028	£ 7,000	
4th floor	4698	£6,300	Tasif Khan Community Boxing Academy Limited	17/01/2022	5 years	16/01/2027	£ 5,800	
5th floor	2463	£4,000	Callum Mullen	01/02/2026	3 years	31/01/2029	£ 4,000	
							<b>Total income</b>	<b>£ 45,300</b>
Total approx floor area	27449						£ 10,000	Once Grd floor No.108 let
							£ 1,500	Increase from stepped rent on 110-112
							<b>Potential income</b>	<b>£ 56,800</b>