



Michael Steel & Co  
PROPERTY CONSULTANTS

Upon the instructions of Blackshaw Holdings

**TO LET**

## **PROMINENT RETAIL/BAR PREMISES**

**209 HIGH STREET, WIBSEY, BRADFORD,  
WEST YORKSHIRE, BD6 1JU**

62m<sup>2</sup> (665 sq. ft)



- Ground floor retail / former bar premises in prominent position
- Conveniently located in prominent position in Wibsey
- Suitable for a variety of uses (subject to planning) and available on flexible terms

***\*IMMEDIATELY AVAILABLE FOR OCCUPATION\****

**0113 2348999**

## Location

209 High Street is located on the southern side of High Street (B6380) close to its junction with Oakroyd Road. High Street Wibsey is a predominantly residential area with a number of commercial occupiers nearby including Mother Hubbards fish & Chips and Wibsey Co-op at Fair Road.

The property is located a short distance from the main Odsal Top roundabout which links to Halifax via Halifax Road (A6036), Bradford via Manchester Road (A641) and nearby cities such as Leeds and Manchester via the M606 and Junction 26 of the M62 Motorway.

## Description

2090 High Street is a predominantly two storey retail/office property under a part flat felt, part pitched tiled roof. The property benefits from large double glazed aluminium framed windows and door to the front including electrically operated security shutter.

Internally the premises include a ground floor open plan area suitable for retail/office or hospitality, incorporating spot lighting and gas central heating. At first floor the premises comprise WC facilities and private office. The premises include a lower ground floor cellar suitable for storage.



## Accommodation

The property comprises an open plan ground floor former bar premises (suitable for retail / offices) with additional lower ground floor storage and partitioned first floor office area.

Ground Floor	31.31m <sup>2</sup> (337 sq. ft)
First Floor	15.98m <sup>2</sup> (172 sq. ft)
Cellar/Lower Ground floor	14.52m <sup>2</sup> (156 sq. ft)

**Gross Internal Floor Area** 61.78m<sup>2</sup> (665 sq. ft)

## Services

We are advised mains water, sewer drainage and a electricity supply are connected to the property in addition to independent appliances including lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Rating

We are advised by the Valuation Office website 209 High Street is assessed as RV £7,400.

The National Uniform Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Bradford Metropolitan council on 01274 437744.

## Energy Performance Certificate

EPC rating C (70).

## Lease Terms

209 High Street is offered by way of a tenants full repairing lease for a period of years to be agreed.

## Rent

£200 per week exclusive.

The rent is payable monthly or quarterly by standing order/direct debit.

## VAT

All rents are quoted exclusive of VAT and to be charged at the appropriate rate if applicable.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Legal Costs

In the event of a letting the ingoing tenant to be responsible for the landlord's reasonable legal costs.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 0300/A/M**  
April 2026

**Subject to Contract**



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.