



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

CAFÉ/RETAIL UNIT

15 FOLLY HALL ROAD, WIBSEY,
BRADFORD, BD6 1UL

68.82m² (741 sq. ft)



- Mostly ground floor
- Prominent unit opposite Co-op
- Popular café and well known focal point
- Vehicular accessed rear yard with tremendous potential

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

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: info@michaelsteel.co.uk W: www.michaelsteel.co.uk



For Enquiries call
0113 234 8999



Location

13-15 Folly Hall Road is on the eastern side of Folly Hall Road close to the roundabout junction with Fair Road (B6380) and High Street (B6380). There are a number of local and national occupiers in the vicinity including Co-op, Mother Hubbard's and William H Brown.

The property is located a short distance from Odsal Top giving access via M606 to the motorway network. Wibsey is a popular long established Bradford suburb community village heritage, practical local amenities and relatively good access to both Bradford and Leeds. The village centre remains a focal point for local life.

Description

The property is a former café in this predominantly single storey stone built building which has been extended and refurbished over time. The café was considered to be a recognised valuable community focal point missed by many residents and passing customers. The café comprises two connected open areas plus larder space and kitchen on the ground floor. The upper floors provide storage and toilet facilities. Café equipment is in situ and is available by negotiation.



Accommodation

Description	M ²	(sq. ft)
Café	24.64	(265)
Café	22.18	(239)
Larder	3.92	(42)
Kitchen	6.49	(70)
1st Floor store	6.60	(71)
2nd Floor w/c & store	5.00	(54)
Total	68.82	(741)

There is a good size gated yard area with vehicular access to the rear which currently has a storage shed. This area has tremendous potential to extend the café use with enhanced outdoor space. It should be possible to reinstate an old doorway at the rear of the property to give access to create outdoor café space. There is on street parking to the front and room for tables outside.



Services

We are advised mains water, gas, sewer drainage and electricity (3 phase) are supplied to the property. 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 the property is assessed: -

RV £6,700

The National Uniform Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and/or allowances to businesses. If this is the tenant's sole property 100% rate relief would be applicable.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Bradford Council Tel: 01274 437744.



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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.

EPC

Rating D (89) expires July 2036.



Lease Terms

A full repairing and insuring lease for a term of 5 years is offered at a rental of:-

Year 1	£10,000 per annum
Year 2	£11,500 per annum
Years 3-5	£13,000 per annum

VAT

VAT is not 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

The incoming tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agent: -

Michael Steel & Co
Richard Barker
Ben Preston

Tel: 0113 234 8999
richard@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 3840/A/RB
July 2026

Subject to Contract



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