



Lilycroft Road, Bradford, BD9

Your Choice Estate Agents is pleased to offer this prominent ground floor retail unit in the heart of Lilycroft Road, BD9 — one of Bradford's most established independent retail destinations. Extending to approximately 1080 sq ft, the premises occupy a visible trading position surrounded by long-standing brands including Aziz Fashions, Fancy Fashions, Qamars Textiles and close to Nafees Bakery. With strong residential catchment, proximity to Duckworth Lane shopping parade and easy reach of Bradford Royal Infirmary (BRI), this is a high-footfall location. Available with Business & lease premium or vacant possession (subject to reimbursement), offering flexibility for retail, food, bakery, restaurant or professional use (STP). Rent £275 per week with long-term flexible lease.

Asking Price
£POA

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



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Full Brochure Description

Location – A Proven Trading Environment

Your Choice Estate Agents is pleased to offer this rare opportunity on Lilycroft Road — widely recognised as one of Bradford's strongest independent retail corridors, particularly within the Asian fashion and textile sector.

The immediate and surrounding area is home to several long-established and respected operators including:

Aziz Fashions
Fancy Fashions
Qamars Textiles

Close proximity to Nafees Fabrics

These recognised retailers have helped position Lilycroft Road as a destination for Asian fashion, unstitched fabrics, bridal wear, tailoring materials and seasonal collections — reinforcing the commercial resilience of this pitch.

The unit also benefits from:

Immediate access to Duckworth Lane shopping parade
Strong surrounding residential density
Close proximity to Bradford Royal Infirmary (BRI) bringing consistent daily movement
Nearby schools, community centres and places of worship
Approx. 2 miles to Bradford City Centre
This is not transient retail — this is a generational trading cluster.

Accommodation

Approximate Ground Floor Area:
Shop Floor Area 30' x 18' plus 6' x 12' Approx.
Basement Floor 24' x 17' Approx.
WC 6' x 3' Approx. 1080sq ft

The premises comprise:

Open-plan retail sales area
Prominent glazed frontage
WC facilities
Kitchen/staff prep area
Rear access/service yard
Electric security shutters
Alarm & CCTV system
Gas central heating
The internal configuration offers flexibility for reconfiguration subject to proposed use.

Business Premium or Vacant Possession

Option 1 – Established Trading Opportunity

Acquire the business and the stock is £55,000. (stock is worth more than the amount in demand)

Long lease as premium £30,000, stepping into an operational retail environment.

Turnover: Not Applicable

Profit: On request

Trading Hours: 9-7pm however these trading hours can be extended subject to trade via local authority.

Option 2 – Vacant Possession

The retailer can offer the premises empty (subject to reimbursement of the agreed business amount and lease premium as above), allowing full repositioning for alternative use.

This flexibility makes the opportunity suitable for both established operators and new entrepreneurs.



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Potential Uses (Subject to Planning)

Restaurant
Café
Bakery
Takeaway
Dessert Lounge
Professional Services Office
Legal / Accountancy Practice
Estate Agency / Financial Services
Beauty & Wellness

General Retail

Food-based use could perform particularly well in this dense residential and retail catchment (STP).

Rental Terms

Rent: £275 per week (£14,300 per annum)
Lease: Long-term flexible lease available
Deposit: Equivalent to 13 weeks' rent (negotiable)
Business Rates: Likely eligible for Small Business Rate Relief
EPC: TBC (currently rated as residential)
Legal Costs: Ingoing tenant responsible for both parties' legal costs
Agents Admin Fee: £995 + VAT

SERVICES

We understand that the premises benefit from all mains services.

RATING

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has a Rateable Value of £11,250 Current 1 April 2023 to present
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/59858241>

Established: 2010 with a strong, loyal customer base.

Diverse Product Range: Top brands of unstitched clothing, models for display and much more, see the pictures

Turnkey Operation: Fully functioning & equipped, modern retail premises.

Reputation: Known for exceptional service and quality products.

Community: Join a thriving community and a respected local business.

Owner Sale - Retirement forces sale.

Invest in this profitable business and secure a bright future!

Why This Unit Stands Out

- ✓ Established BD9 trading location
- ✓ Surrounded by long-standing recognised brands
- ✓ Close to Duckworth Lane parade & BRI
- ✓ Affordable rent structure
- ✓ Flexible lease
- ✓ Business or vacant option
- ✓ Strong repositioning potential

Enquiries & Viewings

For further information or to arrange a viewing:

Khalid Mahmood

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Viewings strictly by appointment only.



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DISCLAIMER

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