



**HomeBuyers**  
PROPERTY SERVICES

DICK LANE, TYERSAL BD4 8JH

**£6,500 PA**



Prominently Located Business Premises  
Character Victorian Stone Built Property

625 sq ft

A1, A2, A3, A4, A5 Usage

Hopkins Hot Food Flue Installed

Shared Off Road Parking Area

Air Conditioning

Internal Alterations Negotiable

Available now

Deposit Negotiable



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#### GENERAL DESCRIPTION

PROMINENTLY LOCATED BUSINESS PREMISES \*\* TRAFFIC LIGHT JUNCTION on BUSY MAIN ROAD between BRADFORD RING ROAD & THORNBURY ROUNDABOUT \*\* AT ENTRANCE to SOLE ACCESS for EAST TYERSAL ESTATE \*\* c. 625 sq.ft. GROUND FLOOR & BASEMENT STORAGE; A1, A2, A3, A4, A5 USAGE \*\*HOPKINS HOT FOOD FLUE INSTALLED \*\* CHARACTER VICTORIAN STONE BUILT PROPERTY \*\* STYLISHLY RENOVATED & MODERNISED THROUGHOUT \*\* ALL MAIN UTILITIES CONNECTED \*\* SHARED OFF ROAD PARKING AREA \*\* AIR CONDITIONING \*\*INTERNAL ALTERATIONS CAN BE CARRIED OUT WITH AGREEMENT FROM LANDLORD\*\* AVAILABLE NOW \*\* DEPOSIT NEGOTIABLE \*\* £6,500 pa \*\*

#### ROOM MEASUREMENTS

**MAIN UNIT** 17' 11" x 15' 11" (5.46m x 4.85m) max  
**STAFF/SIDE ENTRANCE LOBBY** 5' 5" x 3' 10" (1.65m x 1.17m)  
**STAFF CATERING CUPBOARD** 4' 2" x 2' 3" (1.27m x 0.69m)  
**CUSTOMER W/C** 4' 1" x 2' 2" (1.24m x 0.66m)  
**STAFF ROOMS** 15' 2" x 7' 10" (4.62m x 2.39m)  
**STAFF KITCHEN** 8' 9" x 8' 4" (2.67m x 2.54m) max  
**STORE ROOM** 8' 9" x 6' 6" (2.67m x 1.98m)  
**STORE/UTILITY/STAFF WC** 7' 11" x 5' 11" (2.41m x 1.8m) max

#### ADMINISTRATION FEES

HomeBuyers Property Services charge ONLY £80.00 per adult when applying for a property to let. Unlike many agents we charge no renewal fees to tenants for new tenancy agreements. If you require a guarantor an additional application fee of £80.00 will be applicable.



#### OPENING HOURS

##### Pudsey Office

Monday to Friday	9.00am – 5.30pm
Saturday	9.00am – 4.00pm
Sunday & Bank Holidays	Closed

##### Farsley Office

Monday to Friday	9.00am – 5.30pm
Saturday	9.00am – 4.00pm
Sunday & Bank Holidays	10.00am – 2.00pm

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeBuyers.

**Pudsey**, 4 The Ives, Lidget Hill,  
Pudsey, West Yorkshire LS28 7DS  
pudsey@homebuyers.uk.net  
**Tel:** 0113 2 909 333

**Farsley**, 25 Town Street Farsley,  
Pudsey, West Yorkshire LS28 5EN  
farsley@homebuyers.uk.net  
**Tel:** 0113 2 361 461

[homebuyers-property-services.co.uk](http://homebuyers-property-services.co.uk)

