

FOR SALE

**UNIT 6 TYERSAL WORKS
TYERSAL LANE
BRADFORD
BD4 0RB**

- SINGLE STOREY WORKSHOP UNIT
- LONG ESTABLISHED INDUSTRIAL COMPLEX
- GIA OF 398.65 SQ MTRS (4,291 SQ FT)
- GOOD ROAD LINKS



FOR SALE

- SINGLE STOREY WORKSHOP UNIT
- LONG ESTABLISHED INDUSTRIAL COMPLEX
- GIA OF 398.65 SQ MTRS (4,291 SQ FT)
- GOOD ROAD LINKS

Unit 6 Tyersal Works,
Tyersal Lane, Bradford BD4 0RB

Location

The property is located in the Tyersal area of Bradford around 2 miles south-east of the city centre.

It enjoys a convenient and accessible position off Tyersal Lane around ¼ mile from the city's ring road (A6177).

Description

The unit provides an open plan workshop, works office, staff room, administrative office, kitchenette, toilet and store room.

It benefits from drive in loading access to the front and a clear working height of around 3.50m (11' 6").

Parking is available outside the unit.

Accommodation

The approximate gross internal floor area of the property is:		
	Sq M	Sq Ft
Ground Floor	398.65	4,291
Totals	398.65	4,291

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

Under the 2023 Rating List the unit has an entry as 'Workshop and premises' with a rateable value of £11,000.

EPC

The EPC for the property confirms an energy efficiency rating of 188 (Band G).

Terms

The property is available freehold with vacant possession.



Price

Offers invited in the region of £175,000.

Viewing

For further information and viewing arrangements please contact the sole selling agent:

Paul Diakiw

01274 452000

paul.diakiw@walkersingleton.co.uk

Fortune Nguwo

01274 452000

fortune.nguwo@walkersingleton.co.uk

Ref: 46470

Jul-24



Raven House, Kingsgate, Bradford, BD1 4SJ

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.