



ATS Didcot

1 Park Road, Didcot, OX11 8QL

Rare Opportunity to Acquire a Self-Contained Tyre and Exhaust Premises

2,605.73 sq ft
(242.08 sq m)

- Self Contained
- 0.5 Miles South West of Didcot Town Centre
- Vacant Possession
- Excellent Road Frontage

Summary

Available Size	2,605.73 sq ft
Price	Offers in excess of £260,000
Rates Payable	£7,859.25 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£15,750
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor Workshop	1,678.42	155.93	Available
1st - Offices	927.31	86.15	Available
Total	2,605.73	242.08	

Description

The property comprises a detached 2 storey building with a single storey lean to fitting bay. The building is constructed of rendered brickwork elevations under a tiled roof. The lean to area has brick and render elevations under a metal clad, wooden truss mono-pitched roof. The unit has a clear height of 2.4 m and a single roller shutter door. The unit is configured as a single fitting bay with offices, WC and tyre store at ground floor with customer WCs, staff room and storage at first floor. Externally the unit has a forecourt to the front with 3 parking spaces and a large garden area to the rear.

Location

The property is located approximately 0.5 of a mile south west of Didcot town centre fronting onto Park Road at its junction with the B4993, adjacent to the Broadway roundabout. The immediate area has a mix of retail and residential uses.

Terms

Freehold

Viewings

For further information or to arrange an inspection, please contact Hartnell Taylor Cook

Anti-Money Laundering

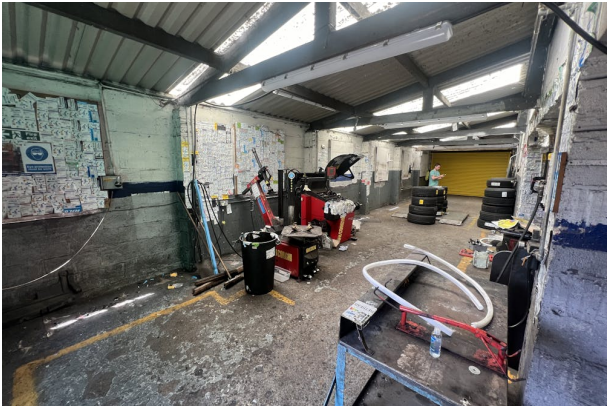
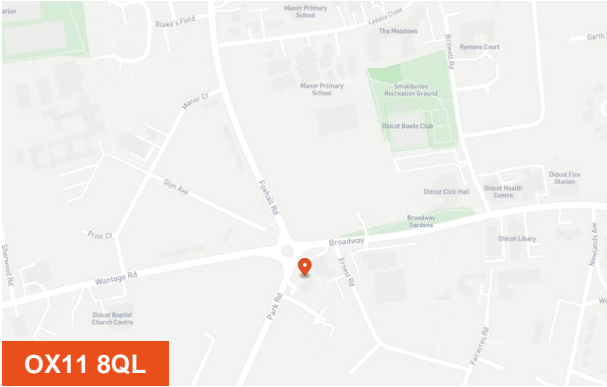
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

Available upon request.



Viewing & Further Information

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