



Former ATS Centre

Newham Road, Riverside, Truro, TR1 2ST

**Rare Opportunity to Acquire
a Tyre & Exhaust Premises -
Suitable for Alternative Uses
Subject to Planning**

2,662 sq ft
(247.31 sq m)

- Vacant Possession
- Roadside position

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Summary

Available Size	2,662 sq ft
Price	Offers in excess of £175,000 Exclusive of VAT - Subject to Contract
Rates Payable	£14,970 per annum RV - 1 April 2023 RP 2025/2026
Rateable Value	£30,000
EPC Rating	Upon enquiry

Description

The property comprises a semi-detached tyre and exhaust centre of steel portal frame construction with elevations of blockwork and wooden cladding under a flat roof. The unit has an eaves height of 3.64 m with 3 loading doors and is configured as a 3 bay fitting workshop incorporating kitchenette, staff room and WC. The reception and first floor office, and WC are interconnecting but are part of a separate demise on which ATS have taken a lease.

Externally there is a secure yard to the side of the building and a forecourt/ parking fronting Newham Road. ATS are permitted access across the forecourt under their leasehold interest however access to the forecourt would be limited without the lease.

Location

The property is located approximately 0.5 miles to the south east of Truro city centre on Newham Road, an established trade counter location with neighbouring occupiers including Screwfix, Tile Wise and Enterprise Rent A Car.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	2,662	247.31
Total	2,662	247.31

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Anti Money Laundering

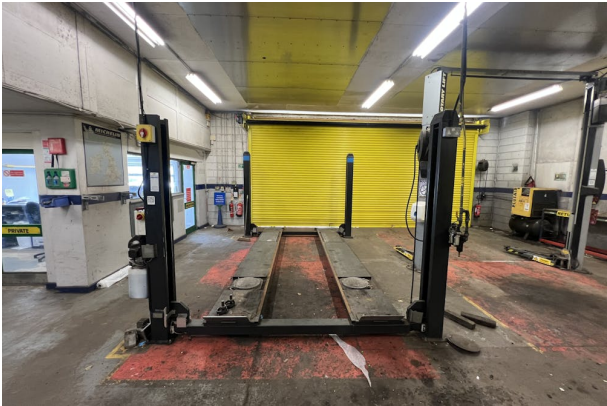
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

EPC

Upon request.

Terms

Offers in excess of £175,000 are invited for the freehold interest in the property.



Viewing & Further Information

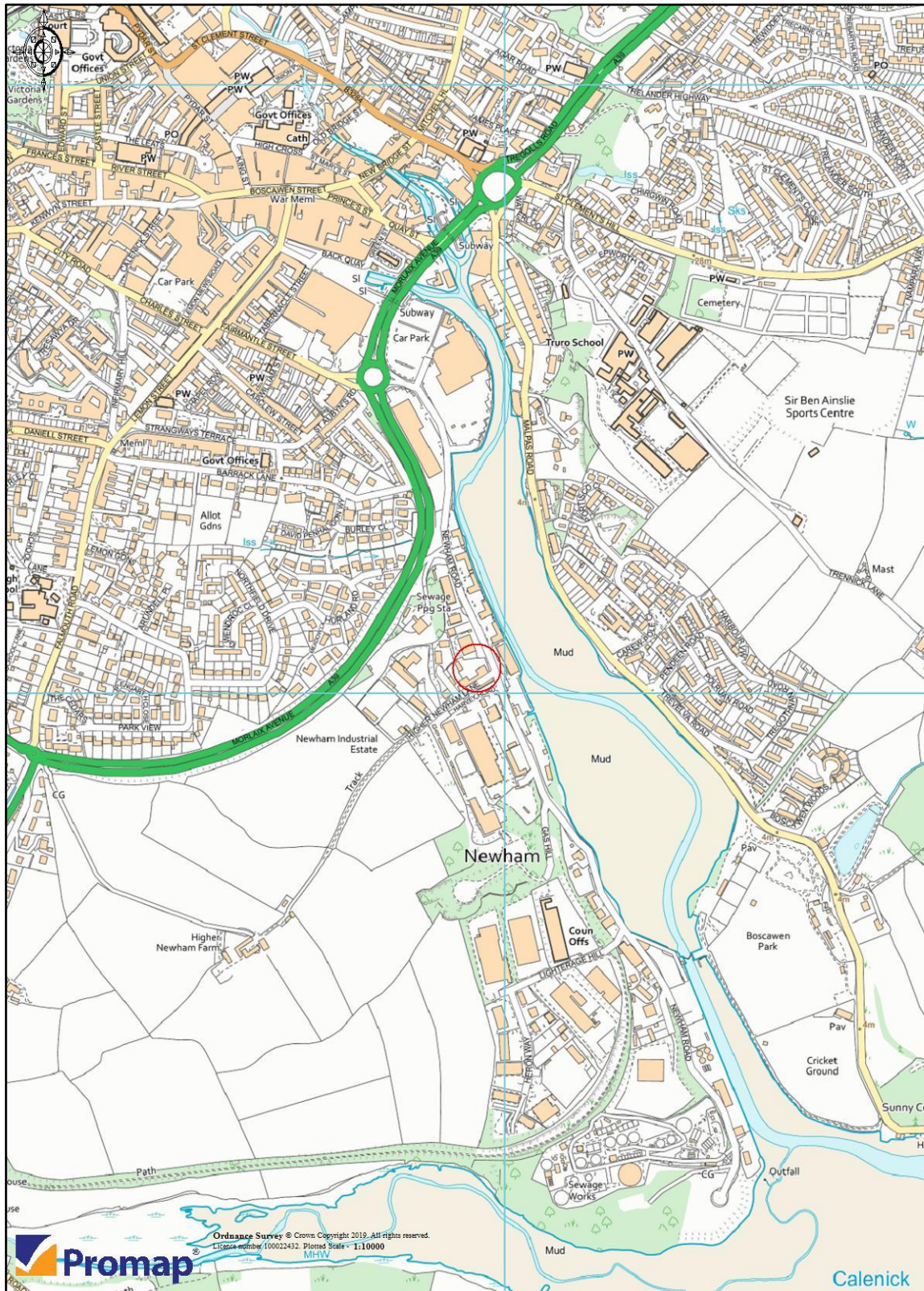
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