



Former ATS Centre

76 Grove Street, Wantage, OX12 7BG

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

3,119 sq ft
(289.76 sq m)

- Vacant Possession
- Excellent roadside frontage
- 0.3 acre site area
- Redevelopment potential
subject to planning

Summary

Available Size	3,119 sq ft
Price	Offers in excess of £350,000 Exclusive of VAT - Subject to Contract
Rates Payable	£13,181 per annum RV - 1 April 2023 RP - 2025/2026
Rateable Value	£23,750
EPC Rating	Upon enquiry

Description

The property comprises a detached single storey industrial unit constructed in 2 bays, one on a steel portal frame the other on a concrete frame with elevations of rendered brickwork under roofs over clad with profile metal cladding. The buildings have an eaves height of between 2.75 m and 3 m and 2 roller shutter doors.

Internally, there is a reception area with offices and WCs and a warehouse to the rear and a fitting bay. Externally, there is a large forecourt and car parking area to the front.

Location

Wantage is located approximately 15 miles south west of Oxford and approximately 6 miles west of the A34 interchange at Didcot. The property is located approximately 0.5 of a mile north east of Wantage town centre. The site fronts onto the A338 Grove Street and bounded by residential dwellings.

Terms

Offers in excess of £350,000 are invited for the freehold interest in the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	1,453	134.99
Ground - Store	1,108	102.94
Ground - Reception/Office	558	51.84
Total	3,119	289.77

Legal Costs

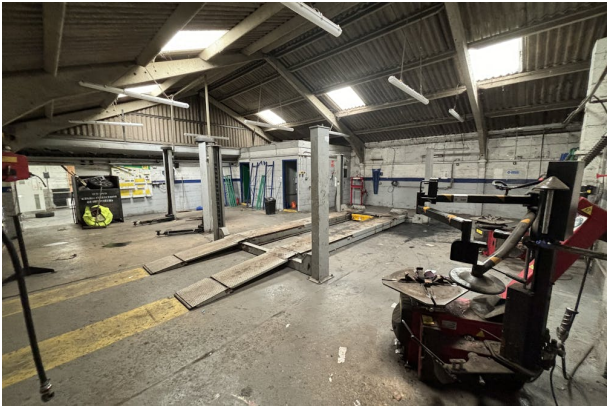
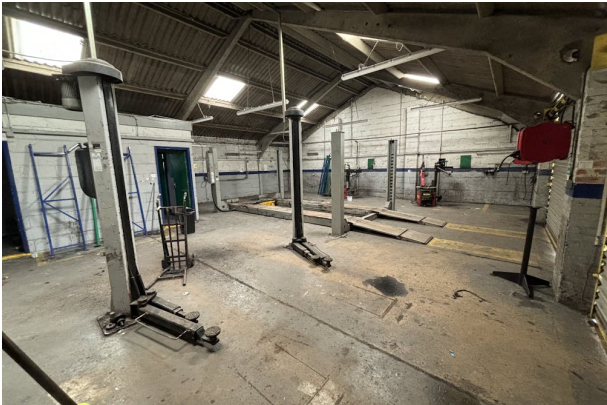
Each party is to bear their own legal costs incurred in the transaction.

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.



Viewing & Further Information

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