



Former ATS Centre

The Watton, Brecon, LD3 7EN

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

7,305 sq ft
(678.66 sq m)

- Vacant Possession
- Excellent roadside frontage
- 0.5 miles from Town Centre
- 0.44 acre site area

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Summary

Available Size	7,305 sq ft
Price	Offers in excess of £480,000 Exclusive of VAT - Subject to Contract
Rates Payable	£41,070 per annum RV - 1st April 2023 - RP 2025/2026
Rateable Value	£74,000
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial building on a self-contained site. The unit is constructed on a steel with truss frame with clad elevations and roof. The unit has a clear height of 4.57 m and 4 sectional up and over doors, annexed to the main warehouse is a brick built office, store and WC. The building is configured as a workshop with store and mezzanine floor to the rear, ancillary storage, reception, office, staff and customer WCs. Externally the unit has a forecourt with a small yard area to the rear. There is access to the rear yard down both sides of the building.

Location

Brecon is located in mid Wales, 42 miles north of Cardiff, accessed via the A470 and 40 miles north west of Newport. The property is situated approximately 0.5 of a mile to the south east of Brecon town centre, fronting onto the Watton (B4601) the main arterial route into the town.

Terms

Offers in excess of £480,000 are invited for the freehold interest in the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	5,900	548.13
Ground - Office/Reception/WC	1,405	130.53
Total	7,305	678.66

Legal Costs

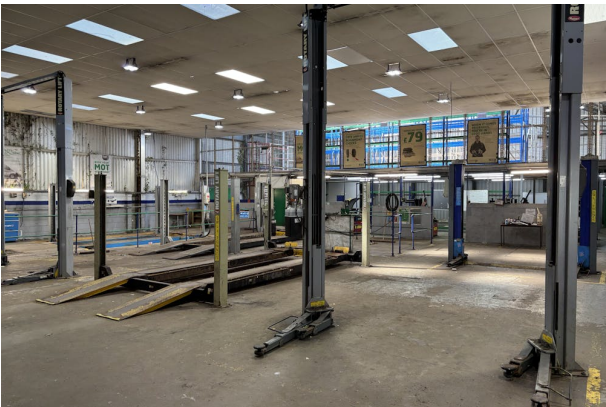
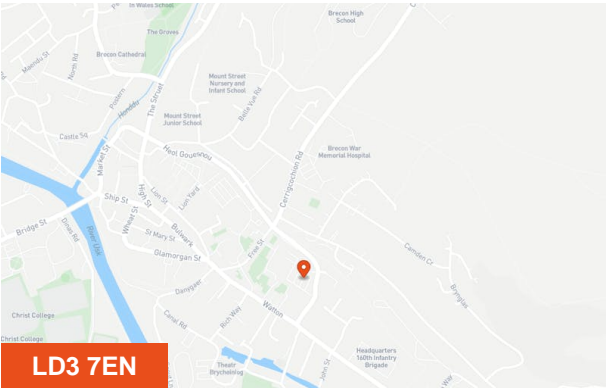
Each party is to bear their own legal costs incurred in the transaction.

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.

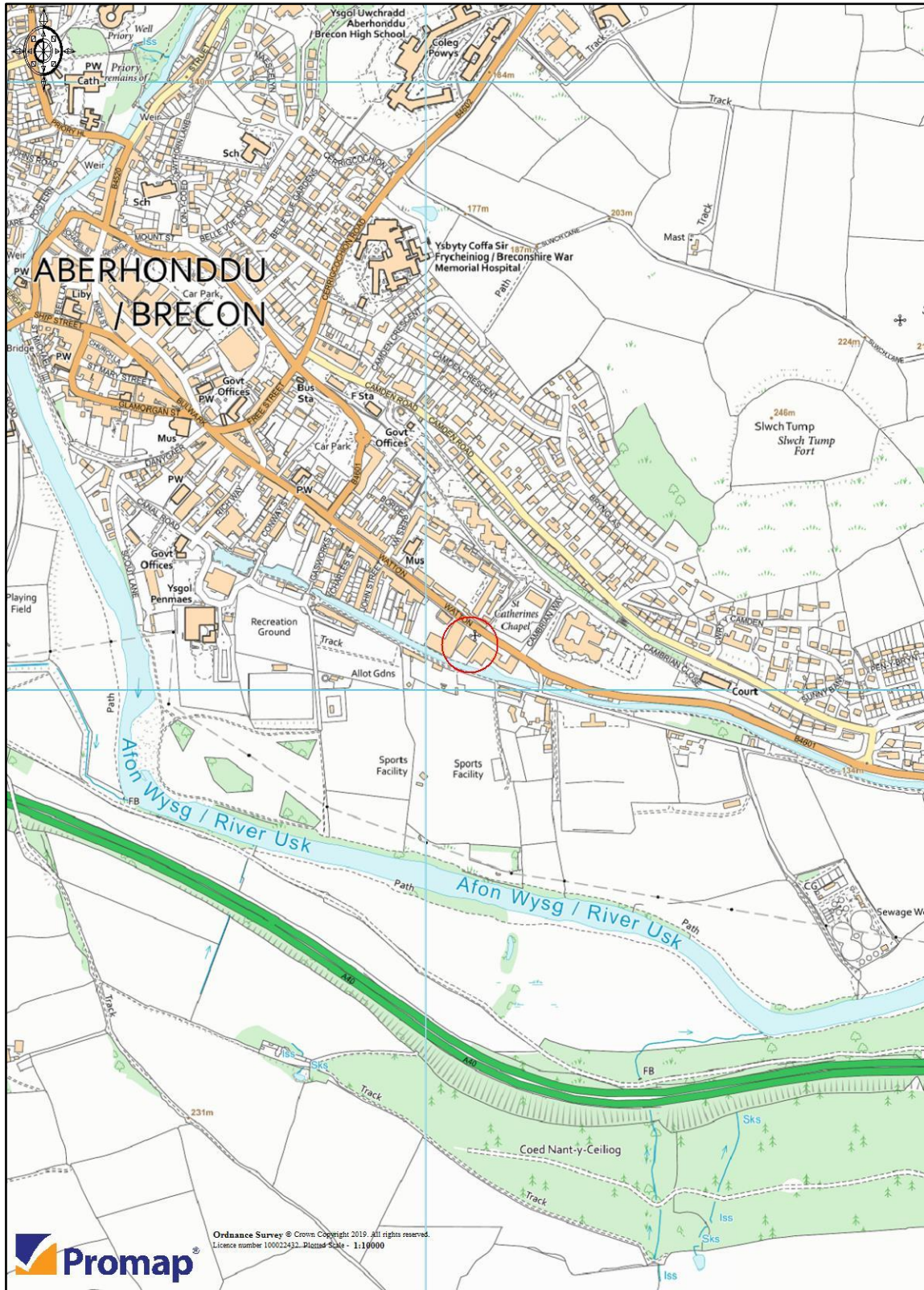


Viewing & Further Information

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