



Former ATS Centre

Ladydown Trading Estate, Canal Road, Trowbridge, BA14 8RL

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

4,037 sq ft
(375.05 sq m)

- Vacant Possession
- Excellent roadside frontage
- Located on Ladydown Trading Estate
- 0.224 acre site area

Summary

Available Size	4,037 sq ft
Price	Offers in excess of £455,000 Exclusive of VAT - Subject to Contract
Rates Payable	£13,650 per annum RV - 1 April 2023 RP - 2025/2026
Rateable Value	£25,000
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial unit. The unit is configured as a 3 bay fitting workshop with reception, staff and customer WCs, office and storage. Externally there is parking to the side elevations and a secure yard used for storage to the side and rear.

Location

The property is located approximately 1 mile to the north of Trowbridge Town Centre in the established industrial area along Canal Road. Surrounding occupiers include industrial/trade counter and warehousing users.

Terms

Offers in excess of £455,000 are invited for the freehold interest in the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop/Store	3,461	321.54
Ground - Office/Reception/WC	576	53.51
Total	4,037	375.05

Legal Costs

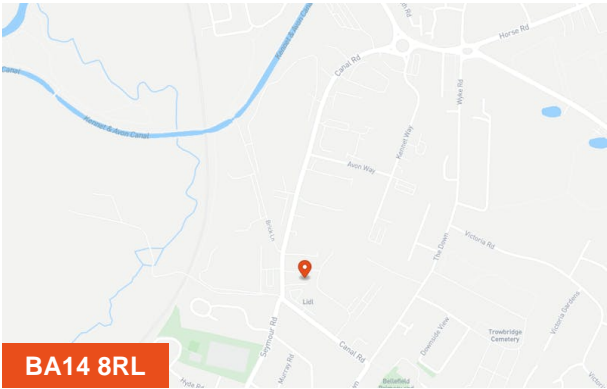
Each party is to bear their own legal costs incurred in the transaction.

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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