



## Former ATS Centre

7 Strode Road, Plympton, PL7 4AY

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

**5,589 sq ft**  
(519.24 sq m)

- Vacant Possession
- Excellent roadside frontage
- Located on Newham Industrial Estate
- 0.5 acre site area

Summary

Available Size	5,589 sq ft
Price	Offers in excess of £550,000 Exclusive of VAT - Subject to Contract
Rates Payable	£20,334.25 per annum RV - 1 April 2023 RP 2025/2026
Rateable Value	£40,750
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 profiled metal cladding under a pitched metal clad roof. The building has an eaves height of 4.66 m and 4 loading doors. The property was constructed in two parts with the west section of the building utilised for tyre storage and the east section utilised as a three bay fitting workshop. The building is configured as an office, reception and staff and customer WC. Externally there is a self-contained yard accessed off the B3417.

Location

The property is located approximately 5.6 miles to the north east of Plymouth city centre on the Newnham Industrial Estate, an established trade counter/industrial location.

Terms

Offers in excess of £550,000 are invited for the freehold interest in the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	5,010	465.44
Ground - Office/Reception/WC	579	53.79
Total	5,589	519.23

Legal Costs

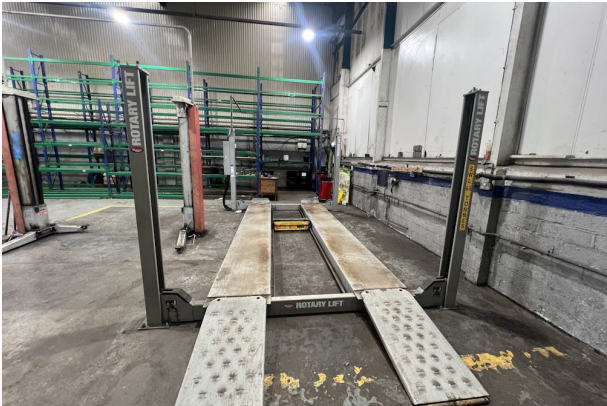
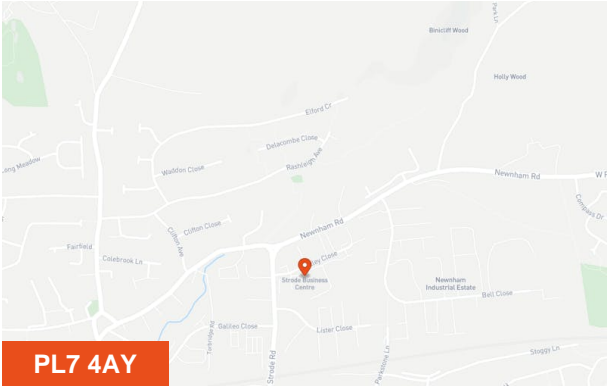
Each party is to bear their own legal costs incurred in the transaction.

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

William Shortall

0117 946 4519 | 0777401 7218  
william.shortall@htc.uk.com

Simon Harvey

01179 464 520 | 07785 222 868  
simon.harvey@htc.uk.com



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