



Former ATS Centre

The Avenue, Newton Abbot, TQ12 2BZ

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

6,485 sq ft
(602.48 sq m)

- Vacant Possession
- Excellent road frontage
- 0.6 miles from Town Centre
- 0.69 acre site area

Summary

Available Size	6,485 sq ft
Price	Offers in excess of £750,000 Exclusive of VAT - Subject to Contract
Rates Payable	£37,401 per annum RV - 1 April 2023 RP 2025/2026
Rateable Value	£68,500
EPC Rating	Upon enquiry

Description

The property comprises 2 detached industrial buildings on a self-contained site. The property is configured as a 4 bay fitting workshop with ancillary storage, reception, office, staff and customer WCs. Externally, there is a good sized self-contained yard area utilised as customer parking and circulation space, which has access off both The Avenue and Wharf Road.

Location

The property is located approximately 0.6 miles to the north east of Newton Abbot Town Centre on The Avenue, an established trade counter, car showroom location.

Terms

Offers in excess of £750,000 are invited for the freehold interest in the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Workshop	1,813	168.43
Ground - Front Office/WC	396	36.79
Ground - Rear Workshop	3,657	339.75
Ground - Rear Office/Reception/WC	620	57.60
Total	6,486	602.57

Legal Costs

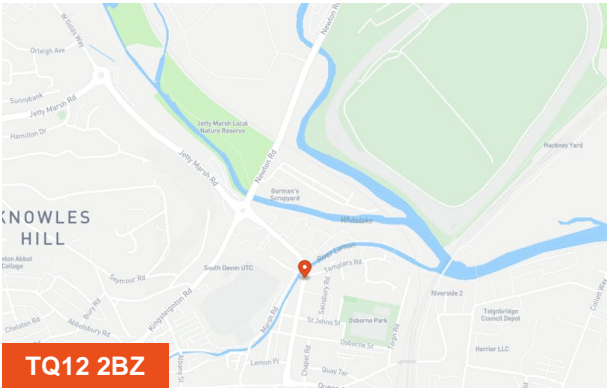
Each party is to bear their own legal costs incurred in the transaction.

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

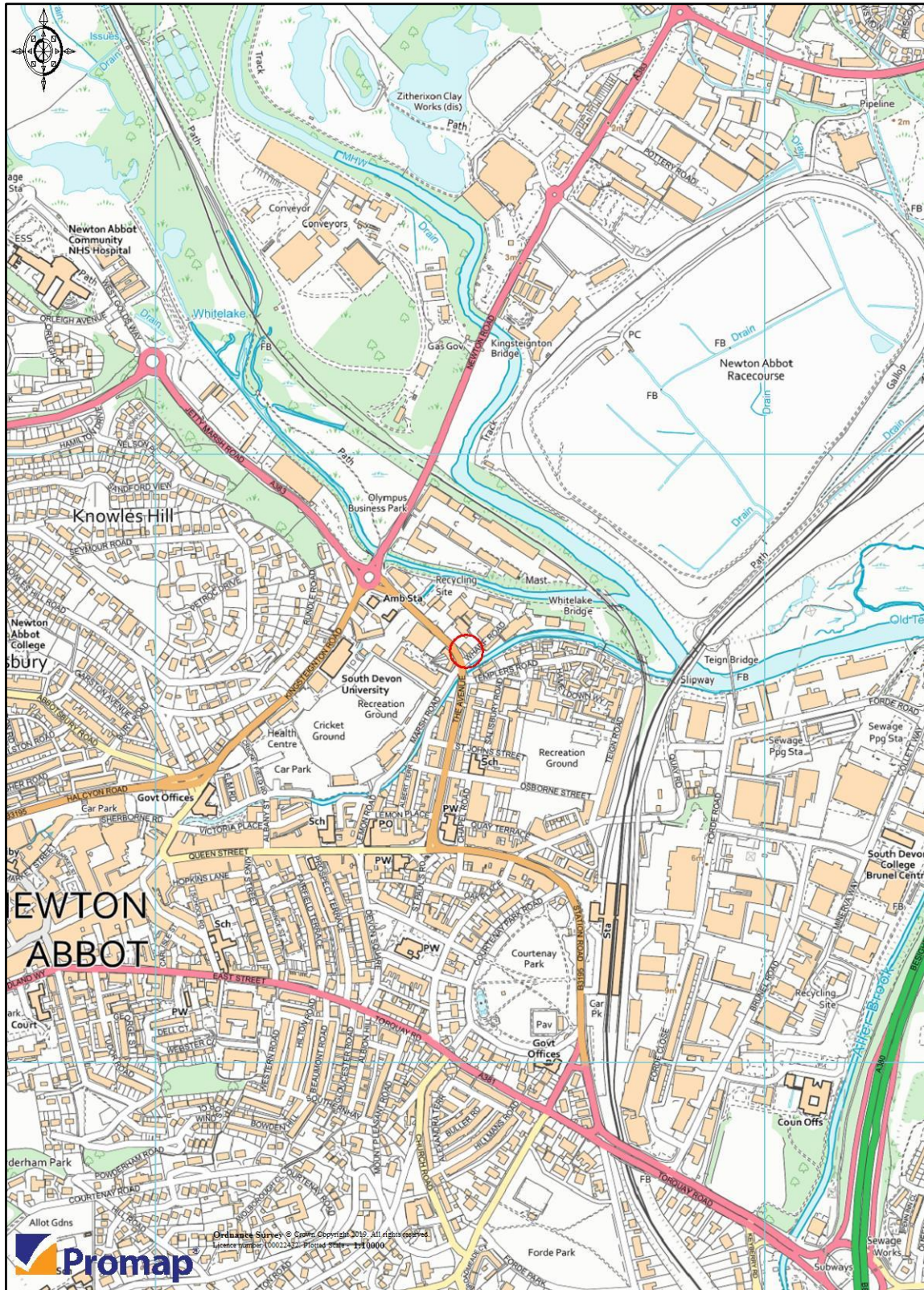
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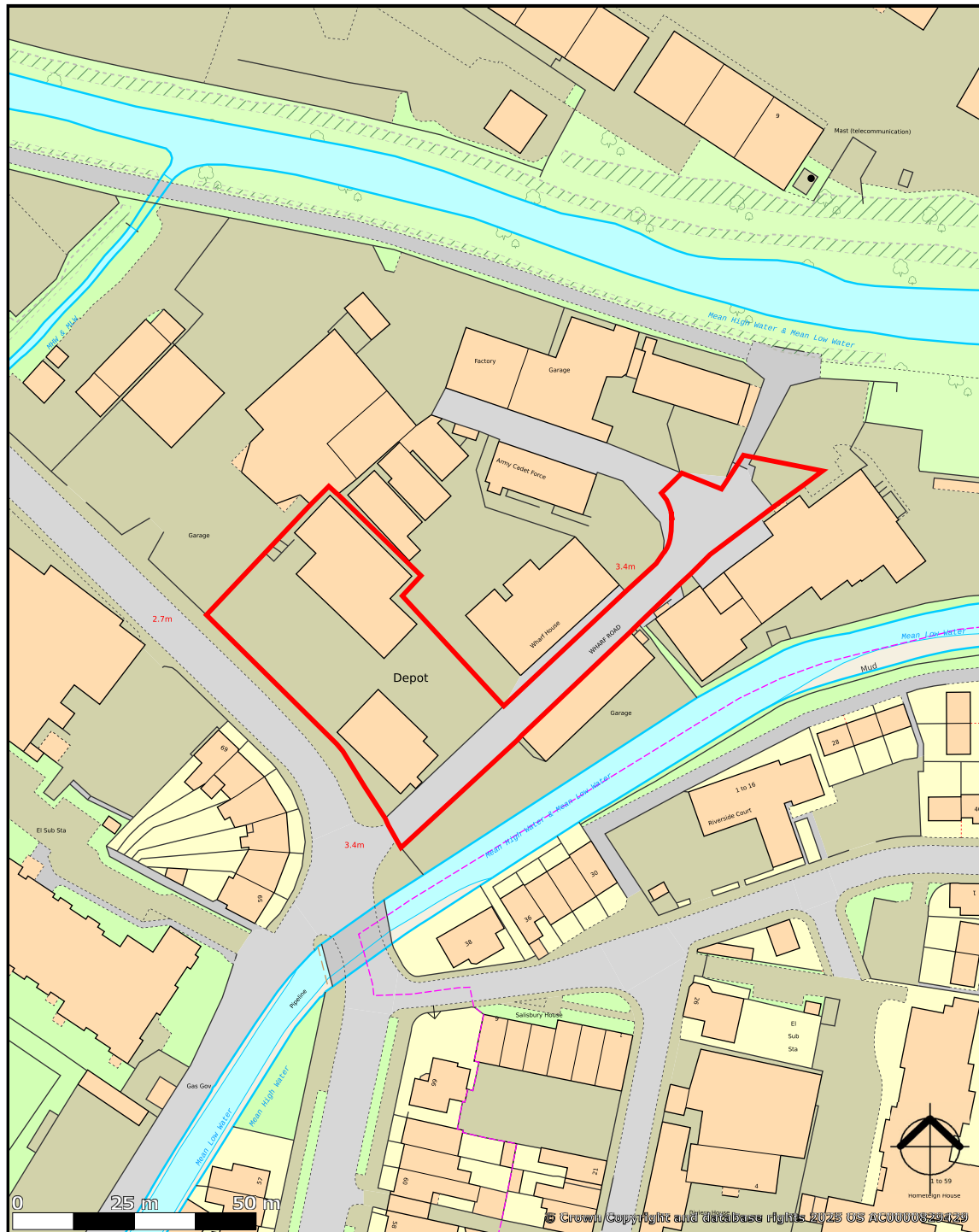
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ATS Newton Abbot: The Avenue, TQ12 2BZ



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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract