



## Former ATS Centre

Aisecombe Way, Weston Super Mare, BS22 8NA

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

**5,207 sq ft**  
(483.75 sq m)

- Vacant Possession
- Junction 21, M5 - 2.5 miles
- Situated on established trade/retail park
- Purpose built tyre & exhaust centre
- Site area 0.403 acre

Summary

Available Size	5,207 sq ft
Price	Offers in excess of £825,000 Exclusive of VAT - Subject to Contract
Rates Payable	£28,582.50 per annum RV - 1 April 2023 RP - 2025/2026
Rateable Value	£51,500
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial building on a self-contained site. The building, which is located at the entrance to the Trade Park, is configured as 6 fitting bays with ancillary storage, reception, office, WCs and an additional commercial vehicle fitting bay accessed separately to the rear. Externally the unit has a large forecourt with parking to the front, rear and sides.

The unit is constructed on a steel portal frame with elevations of cavity brickwork and cladding under a profiled steel clad mono-pitched roof. The unit has 6 up and over loading doors in the front elevation and a single up and over door to the commercial vehicle bay to the rear, and has an internal eaves height between 4.29m – 6m.

Location

Weston Super Mare is locate 24 miles south of Bristol, access to the national motorway network is via junction 22 of the M5, 2.5 miles to the east.

The property is situated on the Great Weston Trade Park approximately 2 miles east of Weston Super Mare Town Centre, the area is an established trade counter/car dealership location fronting onto the A370 the main arterial route between Junction 21 of the M5 and Weston Super Mare Town Centre.

Terms

Offers in excess of £825,000 invited for the freehold interest in the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	4,531	420.94
Ground - Office/Reception/WC	676	62.80
Total	5,207	483.74

Legal Costs

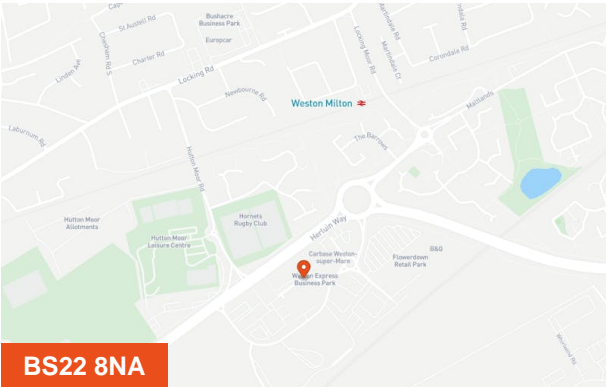
Each party is to bear their own legal costs incurred in the transaction.

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.



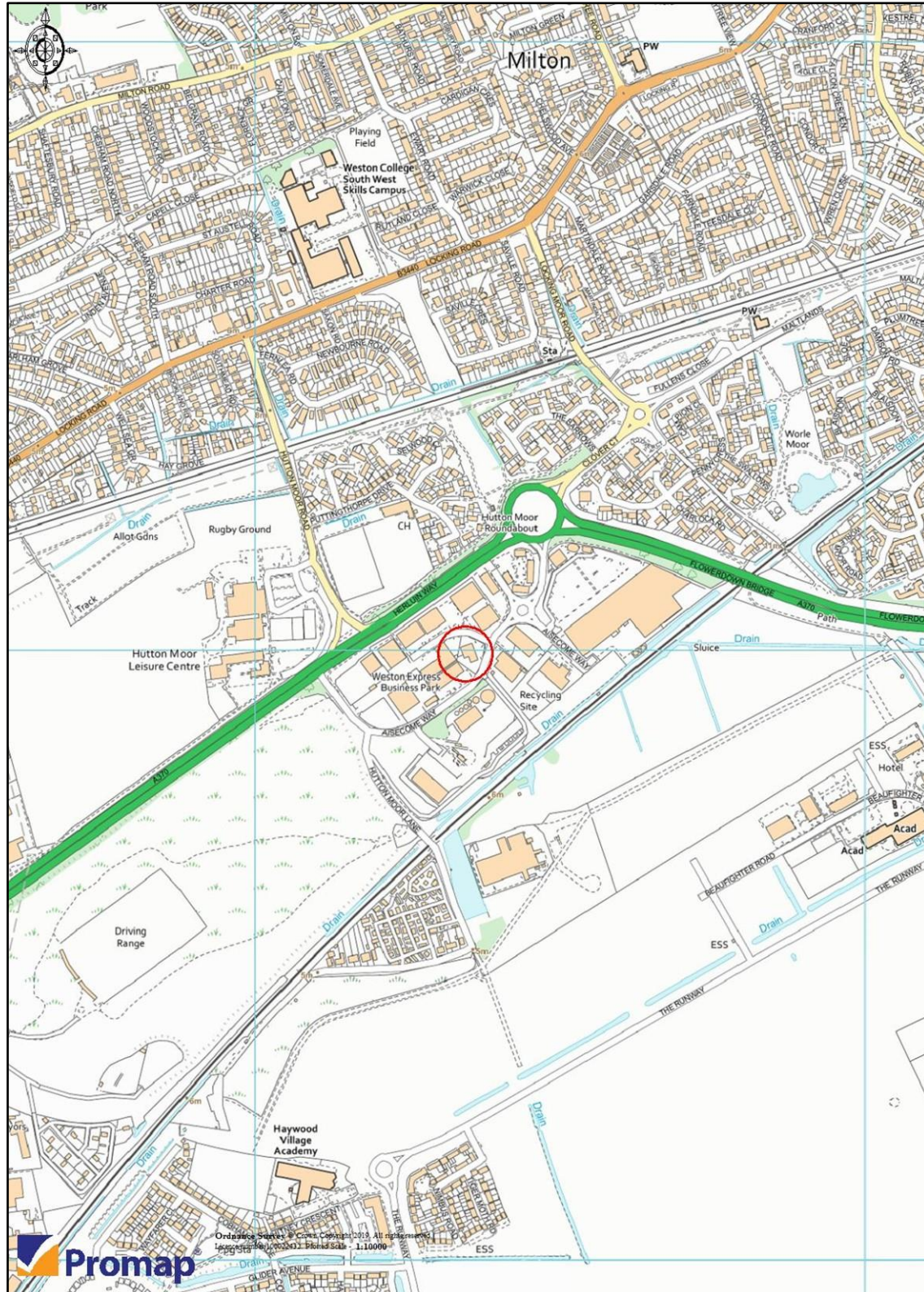
Viewing & Further Information

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