



Former ATS Centre

Jelbert Way, Penzance, TR18 3AS

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

5,676 sq ft
(527.32 sq m)

- Vacant Possession
- c. 1 mile from Penzance Town Centre
- 0.4 acres site area

Summary

Available Size	5,676 sq ft
Price	Offers in excess of £430,000 Exclusive of VAT - Subject to Contract
Rates Payable	£16,716.50 per annum RV - 1 April 2023 RP 2025/2026
Rateable Value	£33,500
EPC Rating	Upon enquiry

Description

The property comprises a detached tyre and exhaust centre constructed as two buildings with a store. The buildings are of steel portal frame construction with elevations of cavity brick and blockwork with the front building having a mono-pitched metal deck roof and the rear unit having a flat roof.

The units have an internal eaves heights of 3.40 m and 7 loading doors. The units are configured as a 5 bay fitting workshop with an additional MoT bay, reception, office, staff and customer WC, staff room, kitchenette and ancillary storage. Externally there is a forecourt to the front and secure yard to the side.

Location

The property is located approximately 1 mile to the north east of Penzance town centre on Jelbert Way, an established trade counter/motor trade location.

Terms

Offers in excess of £430,000 invited for the freehold interest in the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	4,386	407.47
Ground - Office/Storage/WC	1,290	119.84
Total	5,676	527.31

Legal Costs

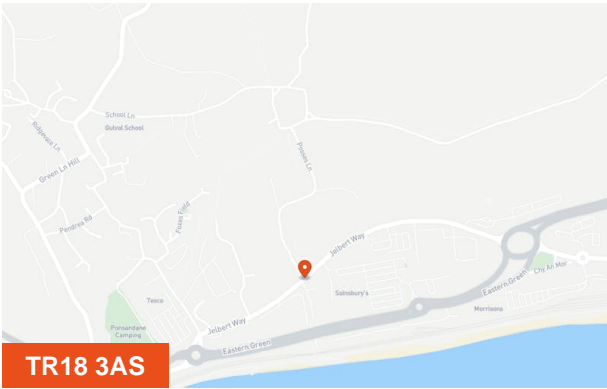
Each party is to bear their own legal costs incurred in the transaction.

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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