



Former ATS Centre

1 Fernside Road, Poole, BH15 2QT

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

8,875 sq ft

(824.51 sq m)

- Vacant Possession
- Excellent roadside frontage
- c. 1.8 miles from Town Centre
- Secure rear yard
- 0.4 acre site area

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Summary

Available Size	8,875 sq ft
Price	Offers in excess of £1,000,000 Exclusive of VAT - Subject to Contract
Rates Payable	£32,214 per annum RV - 1 April 2023 RP 2025/2026
Rateable Value	£59,000
EPC Rating	Upon enquiry

Description

The property estimated to date from the 1950s, is of steel frame construction with elevations of brick and block work and corrugated asbestos beneath a pitched, metal frame and profiled metal roof, with minimum eaves height of 3.18 m and 6 loading doors to the front. Internally the unit is configured and fitted as a fitting workshop and MoT bay, ancillary storage, reception, office, staff and customer WCs.

There is a small first floor section to the front of the building that is not accessible but, we are informed, comprises a derelict flat.

Externally there is a forecourt to the front and a secure yard to the north west, which has a rear derelict store building.

Location

The property is located on the south side of Fernside Road (A35), a mixed use location, approximately 1.8 miles to the north east of Poole town centre. Neighbouring properties include a parade of local shops, Brighton and Poole College, The Poole Civic Centre and private houses.

Terms

Offers in excess of £1,000,000 are invited for the freehold interest in this property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	7,513	697.98
Ground - Office/Reception/WC	1,362	126.53
Total	8,875	824.51

Legal Costs

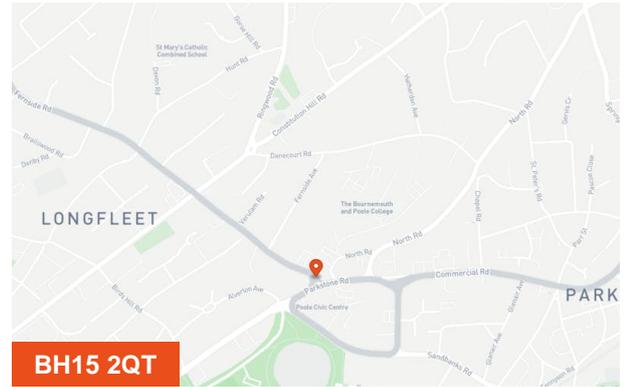
Each party is to bear their own legal costs incurred in the transaction.

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

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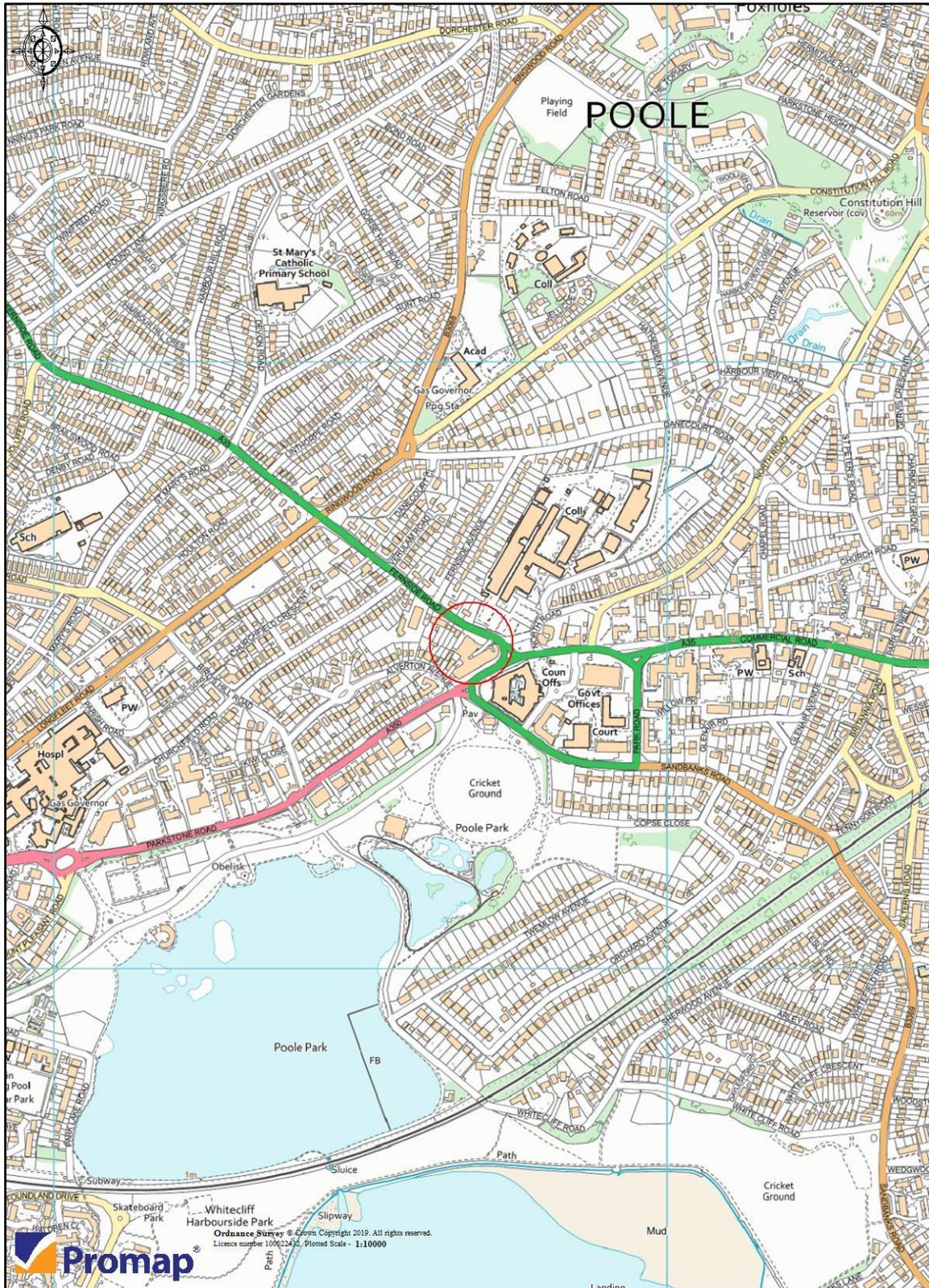
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