# FOR SALE



## **Former ATS Centre**

Beaumont Industrial Estate, Beaumont Close, Banbury, OX16 1SJ

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

**4,326 sq ft** (401.90 sq m)

- Vacant Possession
- Excellent roadside frontage
- Self contained site
- 0.74 acre site area
- Redevelopment potential subject to planning

#### Summary

Available Size	4,326 sq ft
Price	Offers in excess of £650,000 Exclusive of VAT - Subject to Contract
Rates Payable	£17,621.25 per annum RV - 1 April 2023 RP - 2025/2026
Rateable Value	£31,750
EPC Rating	Upon enquiry

#### Description

The property comprises a detached industrial unit constructed on a steel portal frame with brickwork and profiled metal clad elevations under an asbestos clad monopitched roof. The unit has an internal eaves height ranging between 4m and 4.75m. There is a roller shutter door and 3 up and over loading doors to the front elevation. The unit is currently configured as a 3 bay fitting workshop with a commercial vehicle workshop.

Externally the unit has a large tarmac surfaced forecourt providing car parking, and a hard core surfaced yard of approximately 0.25 of an acre to the west of the building.

#### Location

Banbury is located approximately 1 mile to the east of Junction 11 of the M40 motorway. The premises is located on the established Beaumont Industrial Estate approximately 1.25 miles north of Banbury town centre, the unit is located to the rear of the estate on Beaumont Close.

#### Terms

Offers in excess of £650,000 are invited for the freehold interest in the property.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop / Store	3,550	329.81
Ground - Office/Reception/WC	776	72.09
Total	4,326	401.90

#### Legal Costs

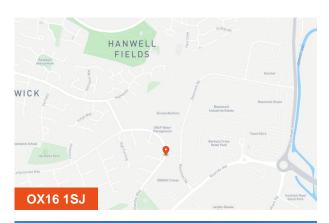
Each party is to bear their own legal costs incurred in the transaction.

#### 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

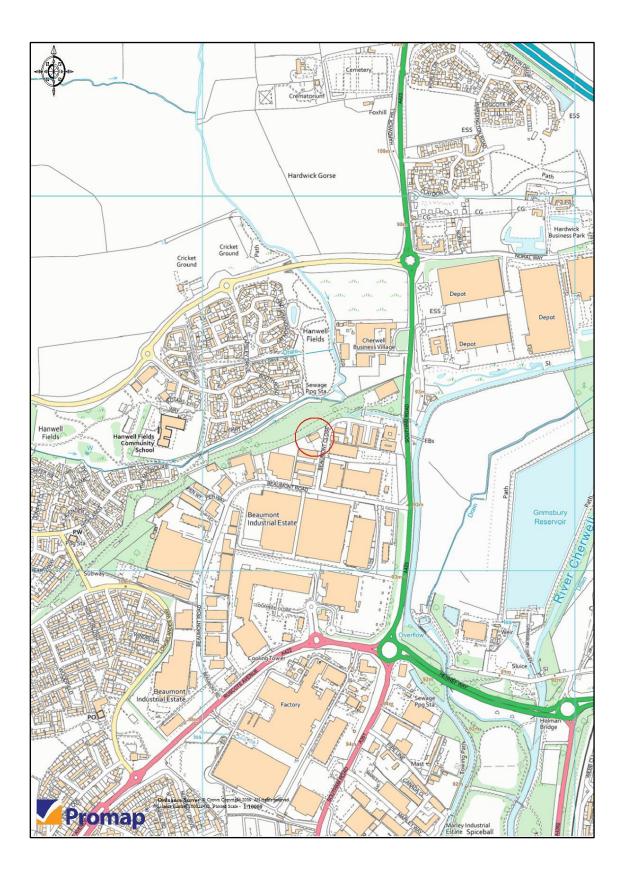
#### Simon Harvey

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

#### William Shortall

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

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract.] All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness.] No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor.] Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees mus satisfy themselves independently as to the incidence of VAT in respect of any transaction.] All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present the date of publicatior They have not been tested and we give no warranty as to their condition or operation.] No responsibility can be accepted for any expression functionage purchasers or lessees in the tabe or observed or withdrawn[] Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the intending purchasers or lessees must satisfy themselves independently as to the intending purchasers or lessees in the date of publication They have not been tested and we give no warranty as to their condition or operation.] No responsibility can be accepted for any expression for any expressions ce. Generated on 21/05/2025



ATS Banbury: Beaumont Industrial Estate, OX16 1SJ



created on edozo

Plotted Scale - 1:1,250