



Former ATS Centre

276, Pinhoe Road, Exeter, EX4 7JQ

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

12,445 sq ft
(1,156.18 sq m)

- Vacant Possession
- Excellent roadside frontage
- 2 miles from Exeter City Centre
- 0.6 acre site area

Summary

Available Size	12,445 sq ft
Price	Offers in excess of £1,300,000 Exclusive of VAT - Subject to Contract
Rates Payable	£49,950 per annum RV - 1 April 2023 RP 2025/2026
Rateable Value	£90,000
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial warehouse with ancillary, workshop and storage to the rear linked to an end of terrace former residential building converted to offices. The warehouse is configured as a 3 bay workshop with office, reception, WCs and ancillary storage. Annexed to the rear of the building is a linked warehouse used for storage. Externally there is provision for customer parking at the front and a large self-contained yard area to the rear.

Location

The unit is located on Pinhoe Road to the north of Polsloe Bridge Train Station and approximately 2 miles to the north east of Exeter City Centre. Surrounding users include garage, retail, pub and residential dwellings.

Terms

Offers in excess of £1,300,000 are invited for the freehold interest in the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	10,527	977.99
Ground - Office/Reception/WC	1,113	103.40
1st - Office	805	74.79
Total	12,445	1,156.18

Legal Costs

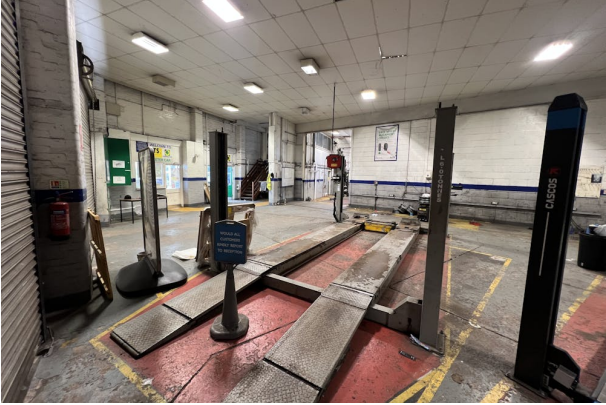
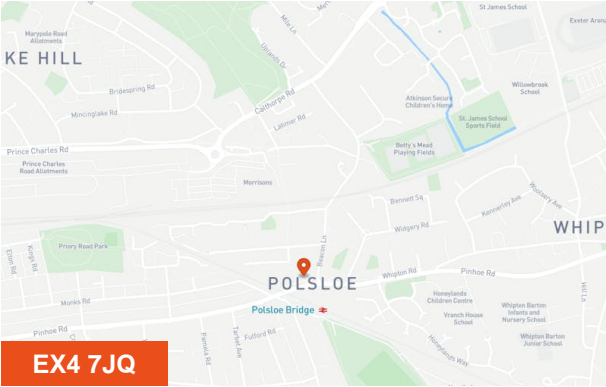
Each party is to bear their own legal costs incurred in the transaction.

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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