



## Former ATS Centre

2 Castle Way, Severn Bridge Industrial Estate, Caldicot, NP6 4TH

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

**4,497 sq ft**  
(417.78 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- 1 Mile From Town Centre
- 0.593 Acre Site Area

## Summary

<b>Available Size</b>	4,497 sq ft
<b>Price</b>	Offers in excess of £300,000
<b>Rates Payable</b>	£13,052 per annum Current 2026/2027 Rates List
<b>Rateable Value</b>	£26,000
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a detached industrial unit on a self contained site with forecourt area to the front and a self contained compound to the rear which provides parking and access via a pedestrian and 5 loading doors. The unit is constructed on a steel portal frame with brick and clad elevations under a pitched roof. Internally the unit is configured as workshop, reception, offices and WCs, with a clear eaves height of 5.28m, 5 loading doors and a mezzanine floor.

## Location

The unit is located on the Severnbridge Industrial Estate, approximately 1 mile to the north east of Caldicot town centre. Access to the Estate is via Caldicot Road off the B425.

## Accommodation

The accommodation comprises the following areas and a mezzanine of 869 sq ft.

Name	sq ft	sq m
Ground - Workshop	3,958	367.71
Ground - Office/Reception/WC	539	50.07
<b>Total</b>	<b>4,497</b>	<b>417.78</b>

## Tenure

The property is available freehold with vacant possession.

## Terms

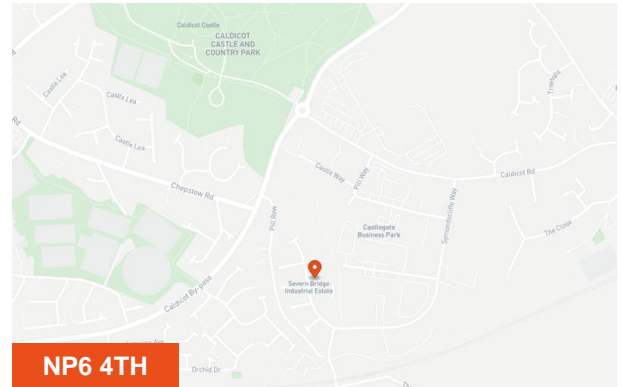
Offers in excess of £300,000 exclusive of VAT.

## Legal Costs

Each party 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.



## Viewing & Further Information

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