



Former ATS Centre

99 St Stephens Road, Saltash, PL12 4BJ

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

1,572 sq ft
(146.04 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- 0.5 Mile From Town Centre
- 0.165 Acre Site Area

Summary

Available Size	1,572 sq ft
Price	Offers in excess of £150,000
Rates Payable	£5,076 per annum Current 2026/2027 Rates List
Rateable Value	£11,750
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial unit with a forecourt area to the front providing access to the 3 loading doors and a yard area to the east elevation providing parking and a compound to the rear. The unit is of steel portal frame construction with blockwork elevations under a metal clad pitched roof. Internally, the unit is configured as workshops with reception, office and WC, with eaves height of 3.85m.

Location

The property is located approximately 0.5 miles west of Saltash town centre and approximately 6 miles north west of Plymouth, accessed via the Devon Expressway, A38 and A3064.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	1,395	129.60
Ground - Office/Reception/WC	177	16.44
Total	1,572	146.04

Tenure

The property is available freehold with vacant possession.

Terms

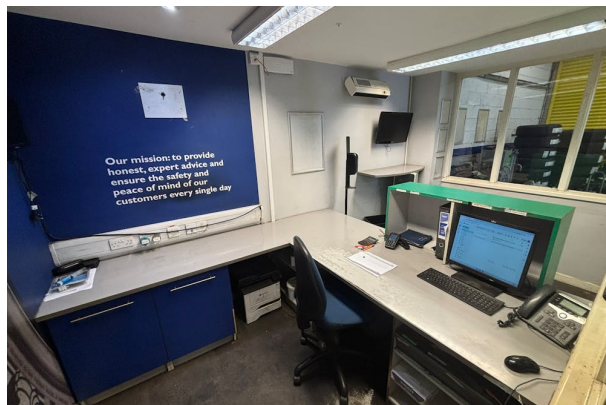
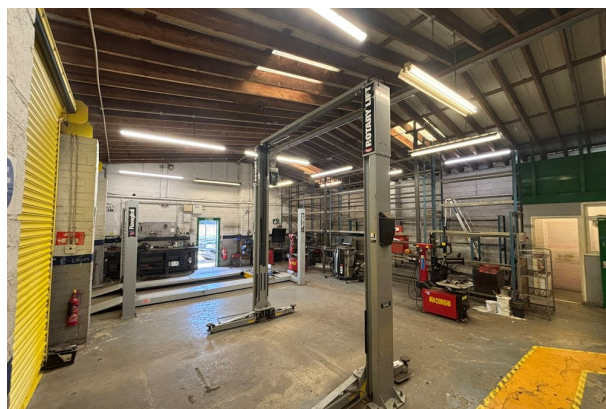
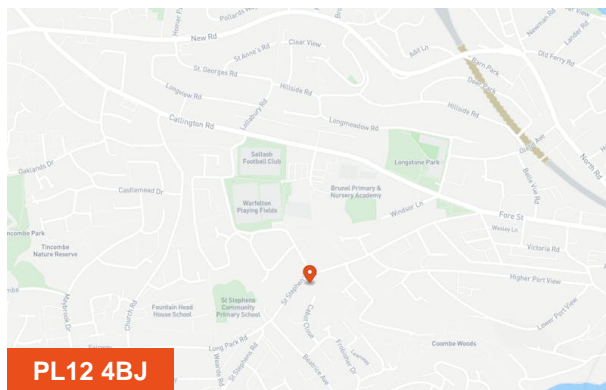
Offers in excess of £150,000 exclusive of VAT.

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

Simon Harvey

01179 464 520 | 07785 222 868

simon.harvey@htc.uk.com

