



## Former ATS Centre

Quay Garage, Eddystone Road, Wadebridge, PL27 7AL

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

**3,568 sq ft**  
(331.48 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- 0.2 Mile From Town Centre
- 0.092 Acre Site Area

## Summary

<b>Available Size</b>	3,568 sq ft
<b>Price</b>	Offers in excess of £240,000
<b>Rates Payable</b>	£12,528 per annum Current 2026/2027 Rates List
<b>Rateable Value</b>	£29,000
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a mid terrace industrial unit with a small forecourt area to the front which provides car parking and access to the unit via a single loading door. There is an additional loading door to the rear of the unit. The unit is constructed on a steel frame with metal truss roof, with part blockwork/clad elevations under a pitched roof. Internally, the unit is configured as workshop, reception, office and WC, it has a clear internal eaves height of 6.81m and a mezzanine floor.

## Location

The property is located on Eddystone Road approximately 0.2 miles north west of Wadebridge town centre overlooking the River Camel. It is part of a terrace of industrial units currently occupied for a variety of uses. Plymouth is c. 40 miles to the south east via the A38 and Exeter is c.71 miles to the east via the A389 and A30.

## Accommodation

The accommodation comprises the following areas and a mezzanine of 1,308 sq ft.

Name	sq ft	sq m
Ground - Workshop	3,253	302.21
Ground - Office/Reception/WC	315	29.26
<b>Total</b>	<b>3,568</b>	<b>331.47</b>

## Terms

Offers in excess of £240,000 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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