



Former ATS Centre

Canal Road, Aberdare, CF44 0AE

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

3,783 sq ft
(351.45 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- 2 Miles From Town Centre
- 0.199 Acre Site Area

Summary

Available Size	3,783 sq ft
Price	Offers in excess of £225,000
Rates Payable	£9,412.50 per annum Current 2026/2027 Rates List
Rateable Value	£18,750
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial unit with a forecourt area to the front which provides parking and access to the unit via a pedestrian and loading doors. The unit is constructed on a steel portal frame with brickwork elevations under a pitched roof. Internally, the unit is configured as workshop, reception, office and WCs with a clear eaves height of 4.5m, 3 loading doors, 1 to the front elevation and 2 in the south elevation, with 2 mezzanine floors.

Location

The unit is located on the Cwmbach Industrial Estate, 2 miles to the east of Aberdare town centre, access to the Estate is via the A4059, which links Aberdare with the A470.

Accommodation

The accommodation comprises the following areas and two mezzanine floors totalling 1,578 sq ft.

Name	sq ft	sq m
Ground - Workshop	3,146	292.27
Ground - Office/Reception/WC	637	59.18
Total	3,783	351.45

Tenure

The property is available freehold with vacant possession.

Terms

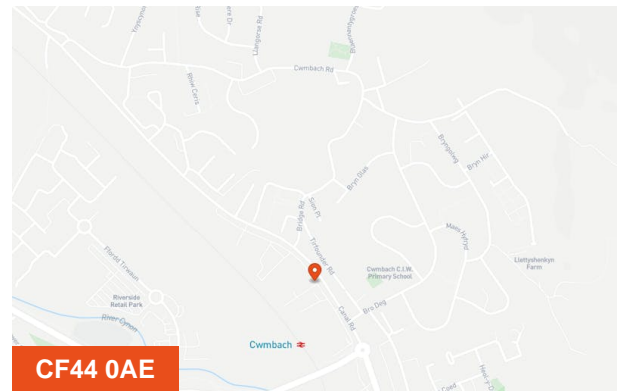
Offers in excess of £225,000 exclusive of VAT.

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.



Viewing & Further Information

Simon Harvey

01179 464 520 | 07785 222 868

simon.harvey@htc.uk.com

