



Former ATS Centre

51a New Street, Andover, SP10 1DP

Long Leasehold Industrial Unit For Sale with Vacant Possession

5,469 sq ft
(508.09 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- 0.53 Acre Site Area
- 1.2 Miles From Andover Station
- OIEO £200,000 excl, VAT invited on an unconditional basis

Summary

Available Size	5,469 sq ft
Price	Offers in excess of £200,000
Rates Payable	£25,200 per annum Current 2026/2027 Rates List
Rateable Value	£52,500
EPC Rating	Upon enquiry

Description

The property comprises a vehicle repair workshop incorporating reception/offices and tyre storage, together with a separate MOT workshop and additional tyre store. The premises are of steel frame construction with brick and blockwork elevations beneath a corrugated metal roof.

Externally, the property benefits from a tarmacked forecourt providing parking for approximately 25 vehicles.

Eaves Height - Main Garage - 4.2m, Secondary Garage - 4.5m

Location

The property occupies a prominent roadside position on New Street (A3057), approximately 0.25 miles south of the Enham Arch roundabout, providing direct access to Andover town centre and the Andover ring road.

The surrounding area comprises a mix of light industrial, trade counter and residential uses, with nearby occupiers including Sainsbury's, Kwik Fit and TK Maxx. The location benefits from strong passing traffic and convenient access to the wider regional road network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office/Reception	811	75.34
Ground - Workshop/Office	2,566	238.39
Ground - Workshop/Tyre Store	2,092	194.35
Total	5,469	508.08

Terms

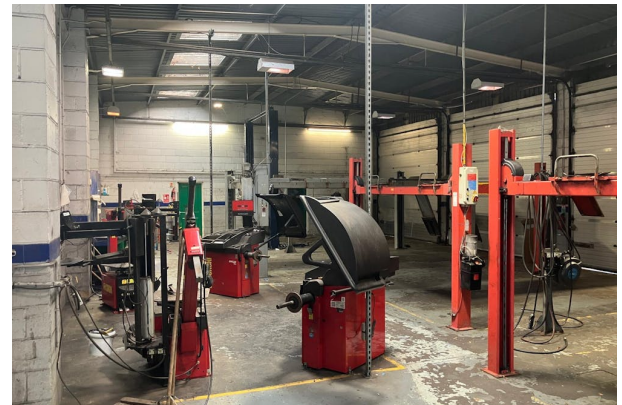
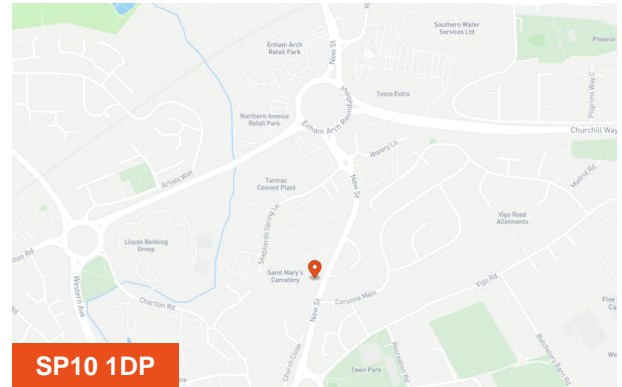
Offers in excess of £200,000 exclusive of VAT are invited for the long leasehold interest with vacant possession.

Tenure

Long leasehold interest held on a 99-year lease from July 1977, expiring July 2076, providing approximately 50 years unexpired. A fixed ground rent of £12,250 per annum is payable under the terms of the headlease.

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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