



## Former ATS Centre

6 Kyrle Street, Hereford, HR1 2EU

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

**5,435 sq ft**  
(504.93 sq m)

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

## Summary

<b>Available Size</b>	5,435 sq ft
<b>Price</b>	Offers in excess of £350,000
<b>Rates Payable</b>	£16,841.25 per annum Current 2026/2027 Rates List
<b>Rateable Value</b>	£33,750
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a detached industrial building with a forecourt to the front and side elevations providing parking and access to the building via a pedestrian and 3 loading doors. The main workshop is constructed on a steel portal frame with brick elevations under a pitched roof. The fitting bay tyre store is constructed of brickwork under a pitched trussed roof. Internally, the unit is configured as 2 workshop stores with reception, offices and WCs, with an internal eaves height of 4m and a mezzanine floor to the rear of the workshop.

## Location

The property is situated at the junction of Kyrle Street and Vaughan Street, Hereford a predominantly residential area approximately 0.5 of a mile to the east of Hereford town centre. Junction 8 of the M5 is c. 39 miles distant via the B4224 and M50, giving access to the national motorway network with Bristol being c.66 miles to the south and Birmingham c.58 miles to the north east.

## Accommodation

The accommodation comprises the following areas and a mezzanine of 837 sq ft.

Name	sq ft	sq m
Ground - Workshop	5,087	472.60
Ground - Office/Reception/WC	348	32.33
<b>Total</b>	<b>5,435</b>	<b>504.93</b>

## Tenure

The property is available freehold with vacant possession.

## Terms

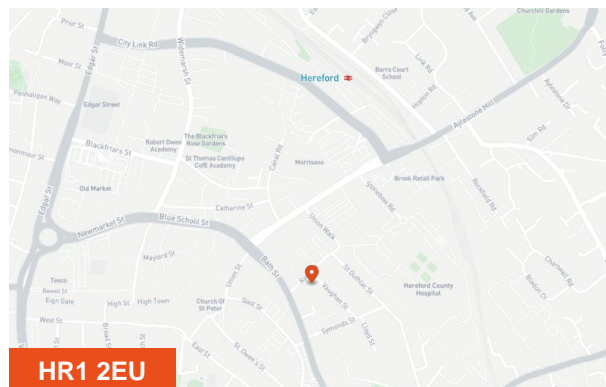
Offers in excess of £350,000 exclusive of VAT.

## 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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