



Former ATS Centre

Prendergast, Haverfordwest, SA61 2PE

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

8,607 sq ft
(799.62 sq m)

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

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Summary

Available Size	8,607 sq ft
Price	Offers in excess of £475,000
Rates Payable	£37,204 per annum Current 2026/2027 Rates List
Rateable Value	£65,500
EPC Rating	Upon enquiry

Description

The property comprises 3 buildings, 1 workshop store, 1 workshop and an amenity block with a large self contained yard area providing car parking and access to the units via 6 loading doors, a separate car park fronts on to Prendergast. The MoT workshop is of steel portal frame construction with elevations of brickwork/cladding under a pitched roof; the workshop store is of concrete frame construction under a pitched roof with brick elevations; the amenity store block has brick elevations under a mono pitch roof. The space is configured as 3 fitting bays, office, reception and tyre store with mezzanine floor, an MoT bay and amenity block and store. Eaves heights in the workshops vary between 3.18 and 4m.

Location

The property is situated approximately 0.5 of a mile north east of Haverfordwest town centre. The site has a dual access from Back Lane and from the B4329 Prendergast. Fishguard is c.4 miles to the north via the A40, and Swansea is c.60 miles to the east via the A40, A48 and M4.

Accommodation

The accommodation comprises the following areas and a mezzanine of 300 sq ft.

Name	sq ft	sq m
Ground - MoT Fitting Bay Workshop	1,849	171.78
Ground - Fitting Bay Office	126	11.71
Ground - Tyre Store/Workshop	5,202	483.28
Ground - Tyre Store Office/Reception	388	36.05
Ground - Amenity Block	1,032	95.88
Total	8,597	798.70

Tenure

The property is available freehold with vacant possession.

Terms

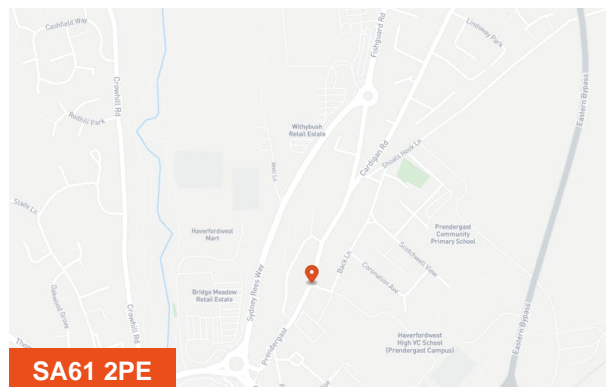
Offers in excess of £475,000 exclusive of VAT.

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.

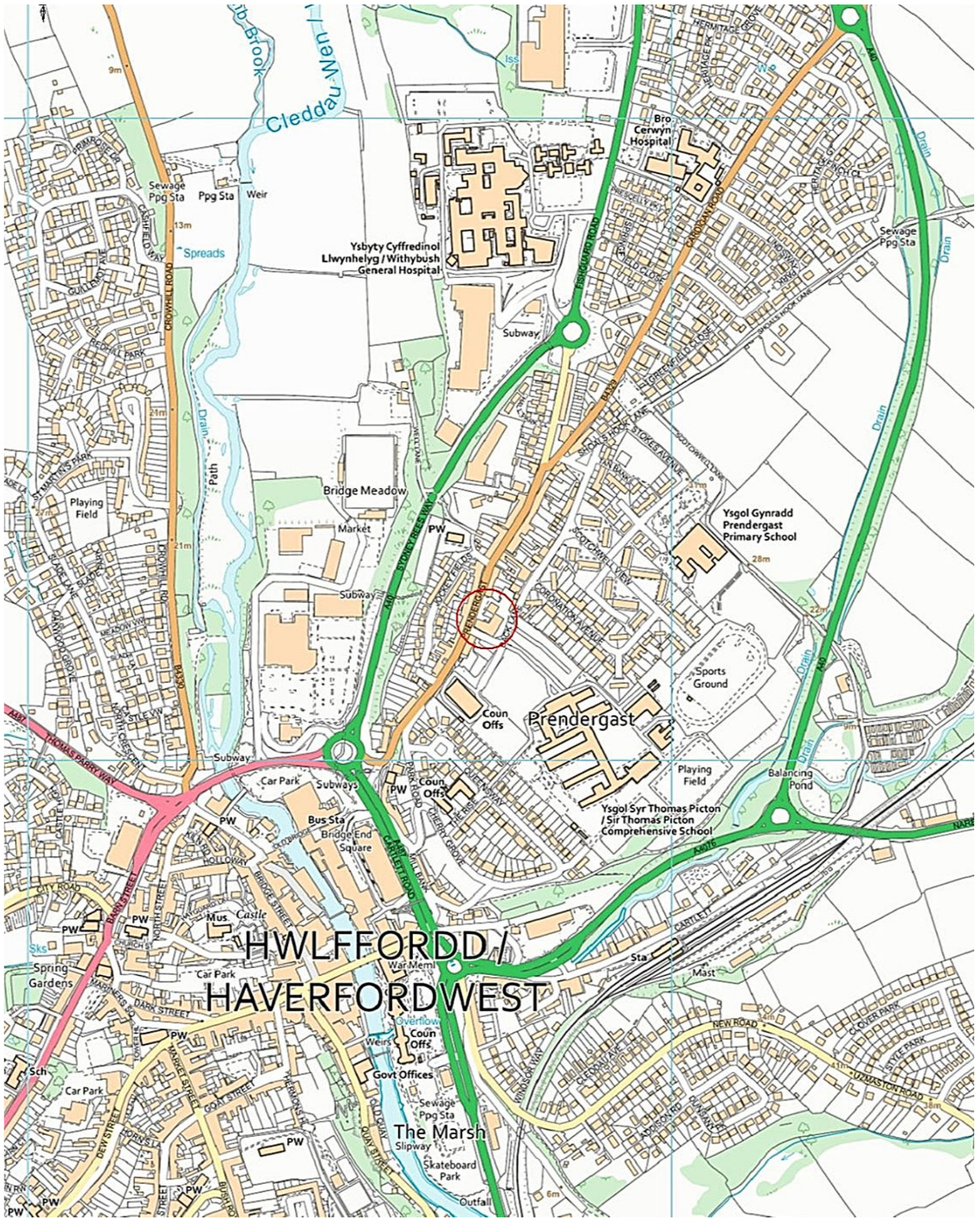


Viewing & Further Information

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