



Former ATS Centre

Ipswich Road, Cardiff, CF4 7AQ

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

4,793 sq ft
(445.28 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- 2.5 Miles To Town Centre
- 0.326 Acre Site Area

Summary

Available Size	4,793 sq ft
Price	Offers in excess of £600,000
Rates Payable	£18,222.60 per annum Current 2026/2027 Rates List
Rateable Value	£36,500
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 4 loading doors. The unit is constructed on a steel portal frame with brick and clad elevations under a pitched roof. Internally the unit is configured as workshop, reception, office and WCs with an eaves height of 4.5m and has 4 up and over loading doors.

Location

The property is situated on the western side of Ipswich Road, an established trade location approximately 2.5 miles north east of the city centre, close to Newport Road A48 and the Dragon Retail Park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	4,271	396.79
Ground - Reception/Office/WC	522	48.50
Total	4,793	445.29

Tenure

The property is available freehold with vacant possession.

Terms

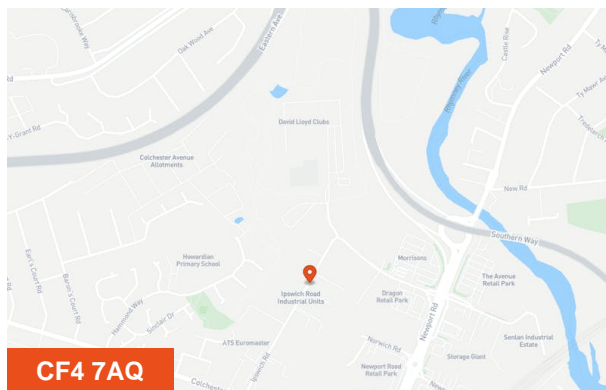
Offers in excess of £600,000 exclusive of VAT.

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

Simon Harvey

01179 464 520 | 07785 222 868

simon.harvey@htc.uk.com

