



Former ATS Centre

Menzies Road, St Leonards on Sea, TN38 9BB

Rare Freehold Property Available With Vacant Possession

4,916 sq ft
(456.71 sq m)

- Vacant Possession
- Roadside Frontage
- 0.5 Miles North of St Leonards Town Centre
- 0.74 Acre Site Area
- Suitable For Alternative Uses Subject to Planning Permission
- OIEO £450,000 excl, VAT invited on an unconditional basis

Summary

Available Size	4,916 sq ft
Price	Offers in excess of £450,000
Rates Payable	£13,320 per annum Current 2026/2027 Rates List
Rateable Value	£27,750
EPC Rating	Upon enquiry

Description

The property comprises a vehicle repair workshop with substantial parking and a large forecourt. The property is configured as 5 fitting bays with approx. 5m eaves, with a 0.74m step down to the rear workshop. There is a ground floor reception area with office and staff/customer WC's. The first floor manager's flat has been converted into a tyre store. There is ample parking at the front of the property. An area on the corner of the site is fenced off and was previously sub-let as a car park.

Location

Located at the Menzies Road Industrial Estate approximately 0.5 of a mile north of St. Leonards town centre. Menzies Road is a well-established industrial estate and the subject property is located close to the junction with the B2151 Battle Road, backing onto residential properties.

Accommodation

The accommodation comprises the following areas and a mezzanine of 747 sq ft.

Name	sq ft	sq m
Ground - Reception/Office/WC	671	62.34
Ground - Workshop/Store	3,421	317.82
1st - Store	824	76.55
Total	4,916	456.71

Terms

Offers in excess of £450,000 exclusive of VAT are invited for the freehold interest with vacant possession.

Tenure

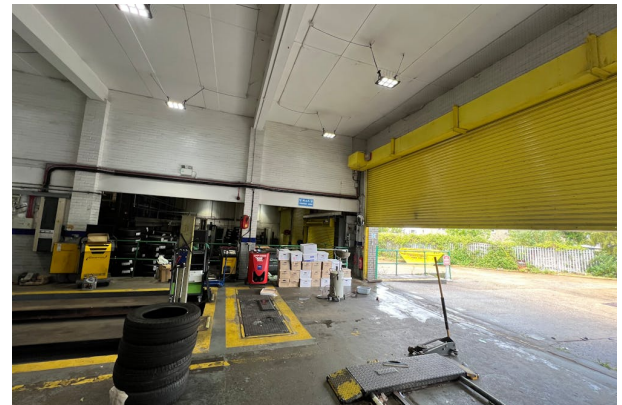
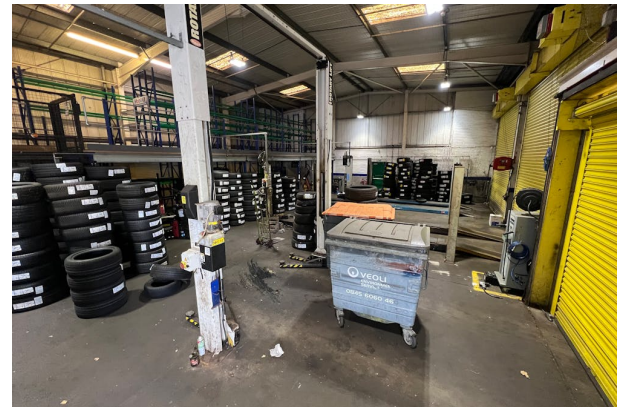
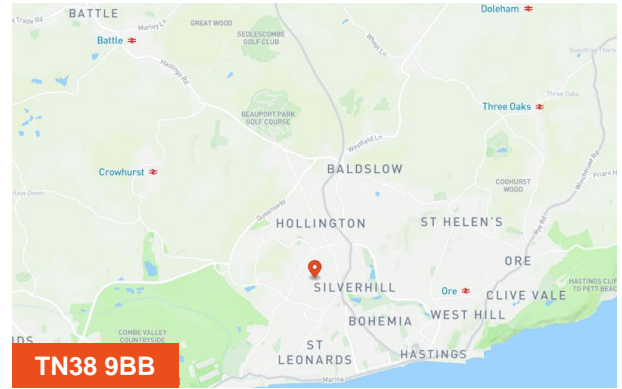
The property is available freehold with vacant possession.

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

Jonathan Moore

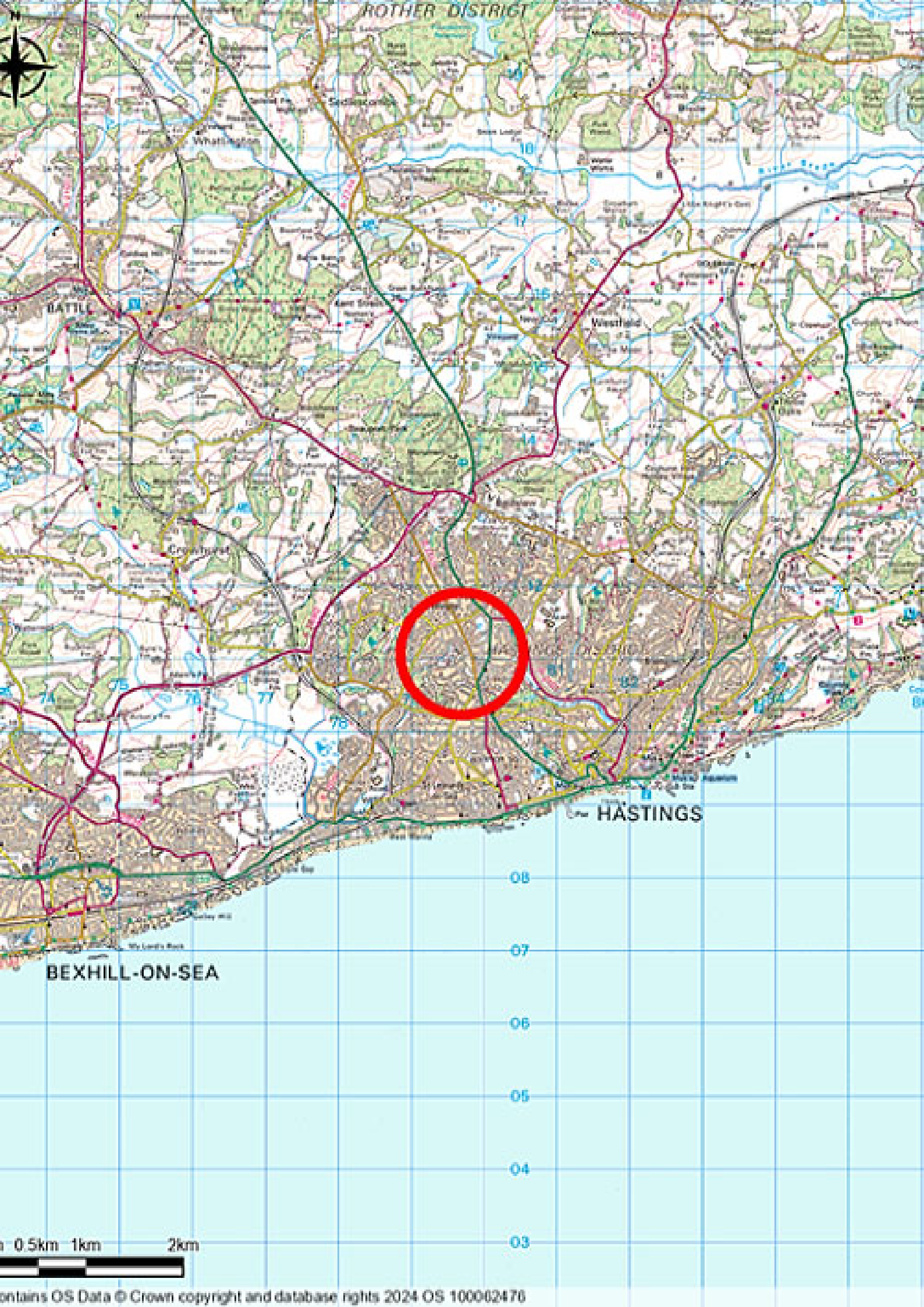
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BEXHILL-ON-SEA

HASTINGS

0.5km 1km 2km



Stepping Stones
Pre School

ASHBOROUGH ROAD

SYDNEY CLOSE

MENZIES ROAD

MENZIES ROAD

CHICHESTER ROAD

Garage

Works

Factory