



Former ATS Centre

Waterloo Road Industrial Estate, Llandrindod Wells, LD1 6BH

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

3,423 sq ft
(318.01 sq m)

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

Summary

Available Size	3,423 sq ft
Price	Offers in excess of £225,000
Rates Payable	£6,264 per annum Current 2026/2027 Rates List
Rateable Value	£14,500
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial unit on a self contained site with a large hard surfaced yard area to the rear which provides parking and access to the unit via pedestrian doors and single loading door. The unit is constructed on a steel portal frame with brick and clad elevations under a mono pitch roof. The office and store areas are constructed of cavity brickwork under a flat roof. Internally, the unit is configured as a workshop with reception, offices and WCs, the workshop has a clear eaves height of 5.35m. The yard area to the rear is tarmac surfaced, fenced and gated.

Location

The property is situated 0.5 of a mile to the north of Llandrindod Wells town centre fronting on to Waterloo Road on the established Waterloo Road Industrial Estate. Birmingham is c. 97.5 miles to the east via the M54 leading to Junction 10a of the M6 giving access to the national motorway network. To the south east Gloucester is c.70 miles, via the 44 passing Hereford c. 41 miles to the south east.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	1,457	135.36
Ground - Office/Reception/WC	1,966	182.65
Total	3,423	318.01

Tenure

The property is available freehold with vacant possession.

Terms

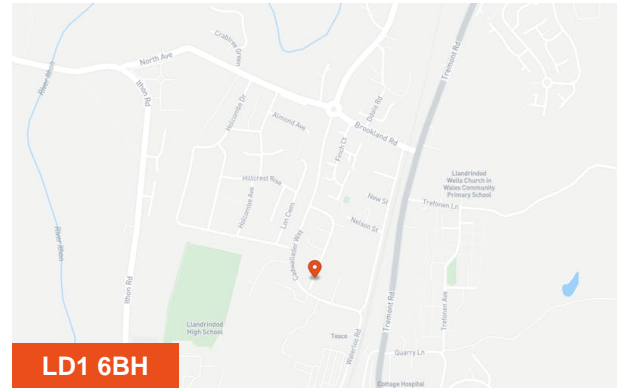
Offers in excess of £225,000 exclusive of VAT.

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.

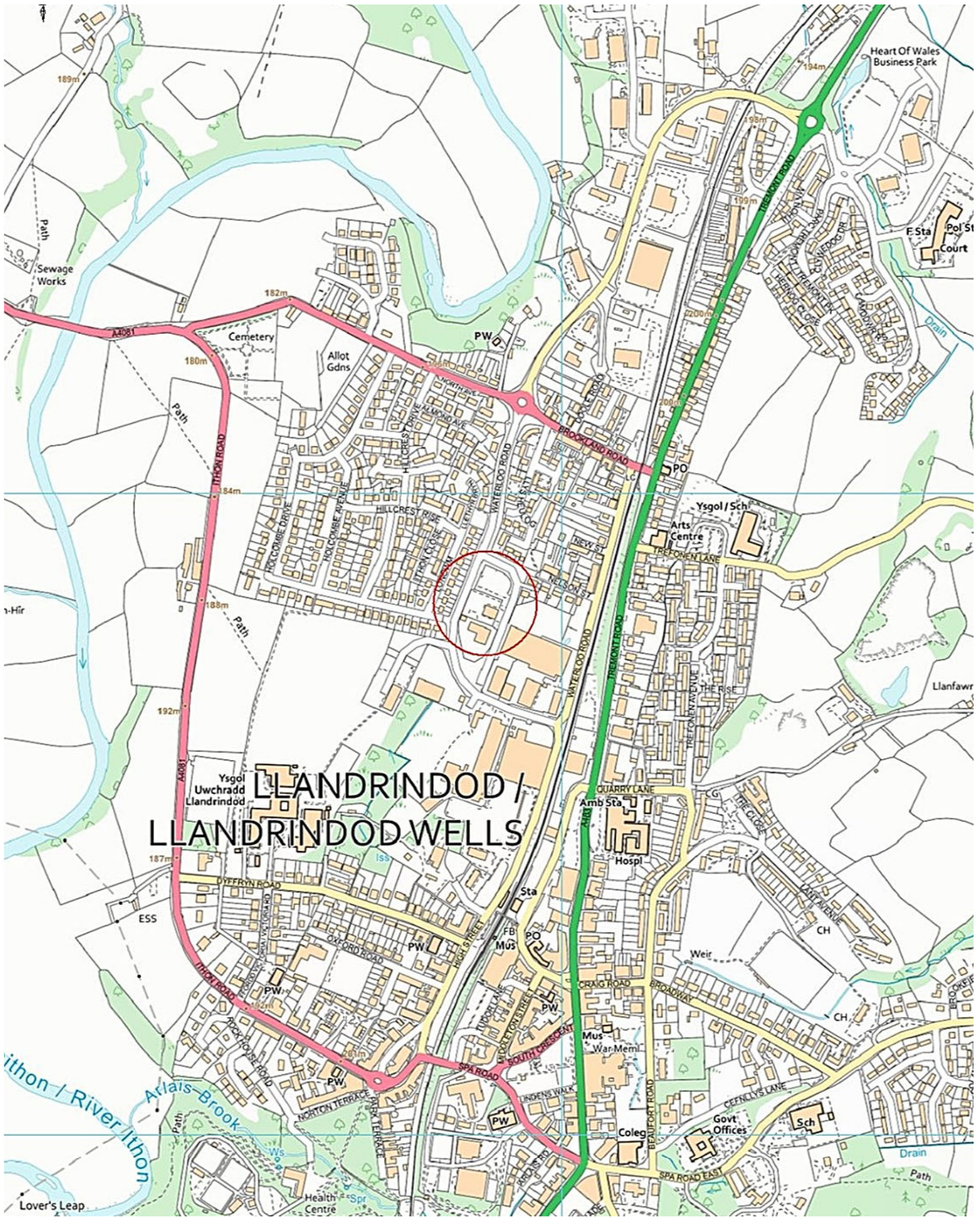


Viewing & Further Information

Simon Harvey

01179 464 520 | 07785 222 868

simon.harvey@htc.uk.com



LLANDRINDOD / LLANDRINDOD WELLS



