



## Former ATS Centre

Dishley Street, Leominster, HR6 8NY

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

**12,391 sq ft**

(1,151.16 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- Close To The Town Centre
- 0.425 Acre Site Area

## Summary

<b>Available Size</b>	12,391 sq ft
<b>Price</b>	Offers in excess of £475,000
<b>Rates Payable</b>	£30,480 per annum Current 2026/2027 Rates List
<b>Rateable Value</b>	£63,500
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a detached industrial building with a forecourt area to the front which provides parking and access to the units via 4 loading doors. The unit is configured on a steel and truss frame with elevations of brickwork under a barrel roof. The lean to bay is constructed on a steel portal frame with clad elevations and roof. Internally, the main building is configured as a workshop, reception, office and WCs with a clear eaves height of 5.5m and 3 loading doors, there is a mezzanine floor over the offices. The lean to workshop has an eaves height of 3.85m and a metal sliding loading door.

## Location

The property is situated in the centre of Leominster, off Dishley Street. Birmingham is c.58.5 miles to the north east via the A44 and M5 at Junction 7 giving access to the national motorway network, with London being c. 160 miles to the south east and Bristol c. 70.5 miles to the south.

## Accommodation

The accommodation comprises the following areas and a mezzanine of 836 sq ft.

Name	sq ft	sq m
Ground - Workshop	9,442	877.19
Ground - Office/Reception/WC	836	77.67
Ground - Lean To Workshop	2,113	196.30
<b>Total</b>	<b>12,391</b>	<b>1,151.16</b>

## Tenure

The property is available freehold with vacant possession.

## Terms

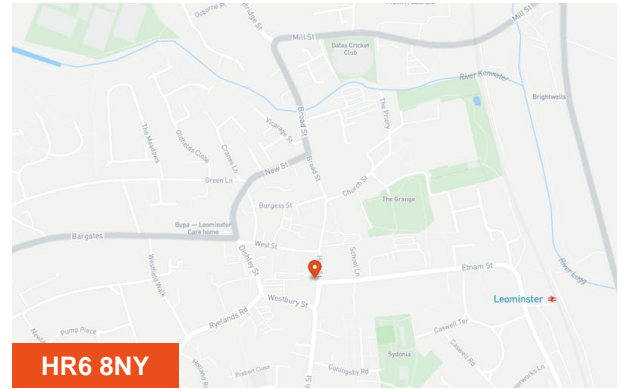
Offers are invited in excess of £475,000 exclusive of VAT.

## 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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