



Former ATS Centre

30 Queens Road, Newbury, RG14 7NG

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

11,993 sq ft
(1,114.19 sq m)

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

Summary

Available Size	11,993 sq ft
Price	Offers in excess of £1,100,000
Rates Payable	£25,440 per annum Current 2026.2027 Rates List
Rateable Value	£53,000
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 3 loading doors in the front elevation, to the rear is a single storey office building annexed to the main building which is approached by an access road along the eastern elevation of the workshop. The unit is constructed on a steel portal frame with brick elevations under a pitched roof. Internally, the unit is configured as a workshop, reception, office and WCs, with a clear eaves height of 4.6m. The single storey offices are constructed of cavity brickwork under a part pitched, part flat roof and internally they have male and female WCs.

Location

The property is located on Queens Road 0.5 miles south east of Newbury Town Centre in a predominantly residential area, Greenham Retail Park is located 0.2 miles to the west. London is c. 61 miles to the east via the A339, A34 and M4 motorway giving access to the national motorway network.

Accommodation

The accommodation comprises the following areas and a mezzanine of 1,314 sq ft.

Name	sq ft	sq m
Ground - Workshop	6,964	646.98
Ground - Office/Reception/WC	1,150	106.84
1st - Floor Office (inaccessible)	1,150	106.84
Ground - Annexed Office	2,729	253.53
Total	11,993	1,114.19

Tenure

The property is available freehold with vacant possession.

Terms

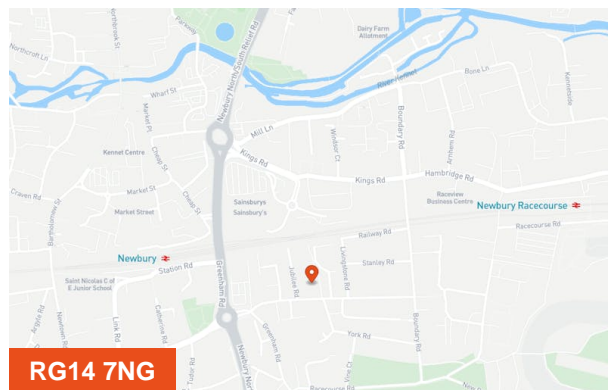
Offers in excess of £1,100,000 exclusive of VAT.

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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