



Former ATS Centre

Well Hill, Pembroke, SA71 4DH

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

3,835 sq ft
(356.28 sq m)

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

Summary

Available Size	3,835 sq ft
Price	Offers in excess of £230,000
Rates Payable	£9,504 per annum Current 2026/2027 Rates List
Rateable Value	£22,000
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial unit with a forecourt to the front which provides car parking and access to the unit via a pedestrian and 4 loading doors. The unit is constructed on a steel portal frame with fully clad elevations under a pitched clad roof. Internally, the unit is configured as a workshop store, reception, office and WCs, and a mezzanine floor. The unit has a clear eaves height of 5m. Externally, the unit has a forecourt to the front with a fenced compound to the southern and rear elevation.

Location

The property is situated 0.5 of a mile south east of Pembroke town centre fronting onto the A4139 at Well Hill. Fishguard is c.27 miles to the north via the A40 and Swansea is c.60 miles to the east via the A477.

Accommodation

The accommodation comprises the following areas and a mezzanine of 1,249 sq ft.

Name	sq ft	sq m
Ground - Workshop	3,247	301.66
Ground - Office/Reception/WC	588	54.63
Total	3,835	356.29

Tenure

The property is available freehold with vacant possession.

Terms

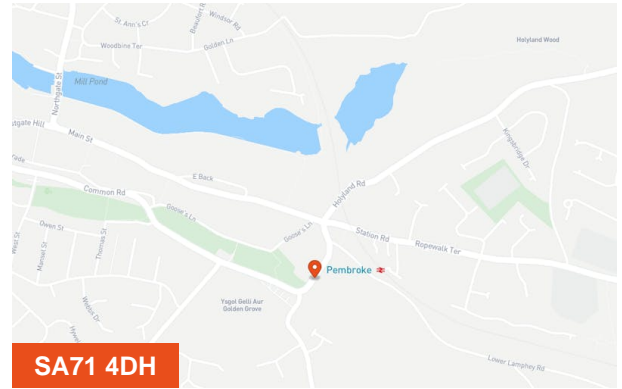
Offers in excess of £230,000 exclusive of VAT.

Legal Costs

Each party is 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.



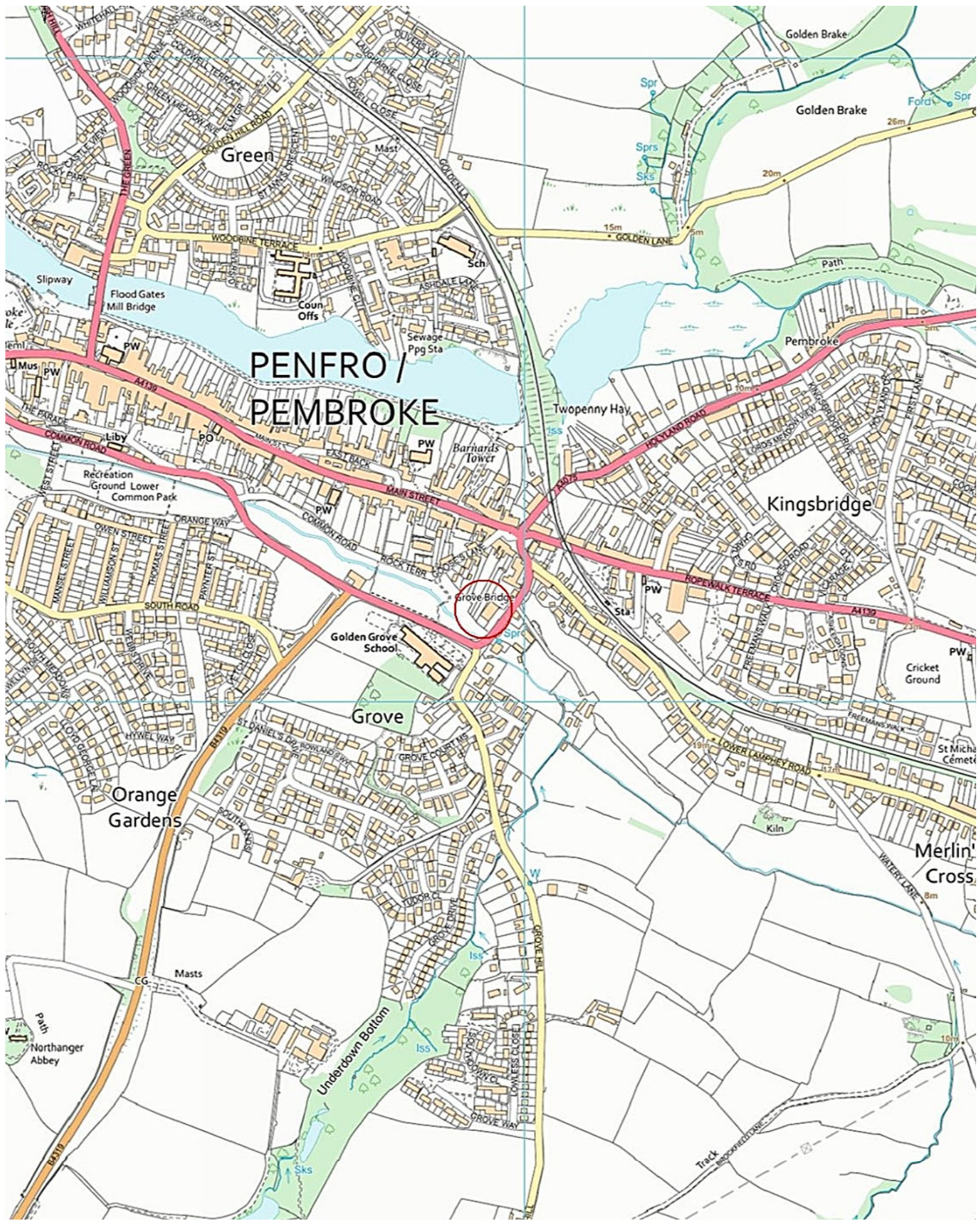
Viewing & Further Information

Simon Harvey

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simon.harvey@htc.uk.com

PENFRO / PEMBROKE



Green

Golden Brake

Golden Brake

PENFRO / PEMBROKE

Kingsbridge

Grove

Orange Gardens

Merlin's Cross

Sgrove Bridge

Underdown Bottom

Northinger Abbey

Track

Slipway

Mus

Liby

Recreation Ground Lower Common Park

MANSEL STREET

WILLIAMSON ST

WERNER DRIVE

HYWEL WAY

SOUTH ROAD

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Flood Gates Mill Bridge

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