FOR SALE

Former ATS Centre

6 Kyrle Street, Hereford, HR1 2EU

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

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

5,435 sq ft

(504.93 sq m)

Former ATS Centre, 6 Kyrle Street, Hereford, HR1 2EU

Summary

Available Size	5,435 sq ft
Price	Offers in excess of £350,000
Rates Payable	£16,841.25 per annum Current 2026/2027 Rates List
Rateable Value	£33,750
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial building with a forecourt to the front and side elevations providing parking and access to the building via a pedestrian and 3 loading doors. The main workshop is constructed on a steel portal frame with brick elevations under a pitched roof. The fitting bay tyre store is constructed of brickwork under a pitched trussed roof. Internally, the unit is configured as 2 workshop stores with reception, offices and WCs, with an internal eaves height of 4m and a mezzanine floor to the rear of the workshop.

Location

The property is situated at the junction of Kyrle Street and Vaughan Street, Hereford a predominantly residential area approximately 0.5 of a mile to the east of Hereford town centre. Junction 8 of the M5 is c. 39 miles distant via the B4224 and M50, giving access to the national motorway network with Bristol being c.66 miles to the south and Birmingham c.58 miles to the north east.

Accommodation

The accommodation comprises the following areas and a mezzanine of 837 sq ft.

Name	sq ft	sq m
Ground - Workshop	5,087	472.60
Ground - Office/Reception/WC	348	32.33
Total	**5,435**	**504.93**

Tenure

The property is available freehold with vacant possession.

Terms

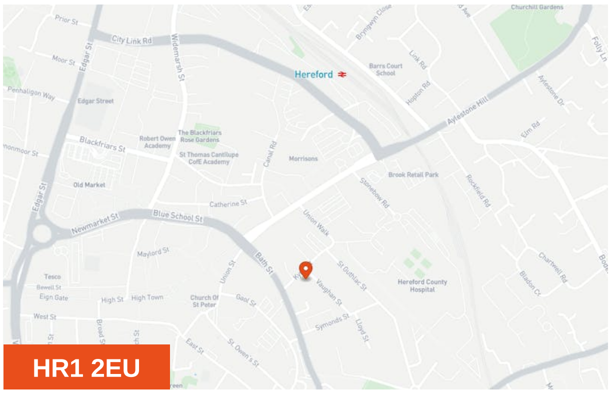
Offers in excess of £350,000 exclusive of VAT.

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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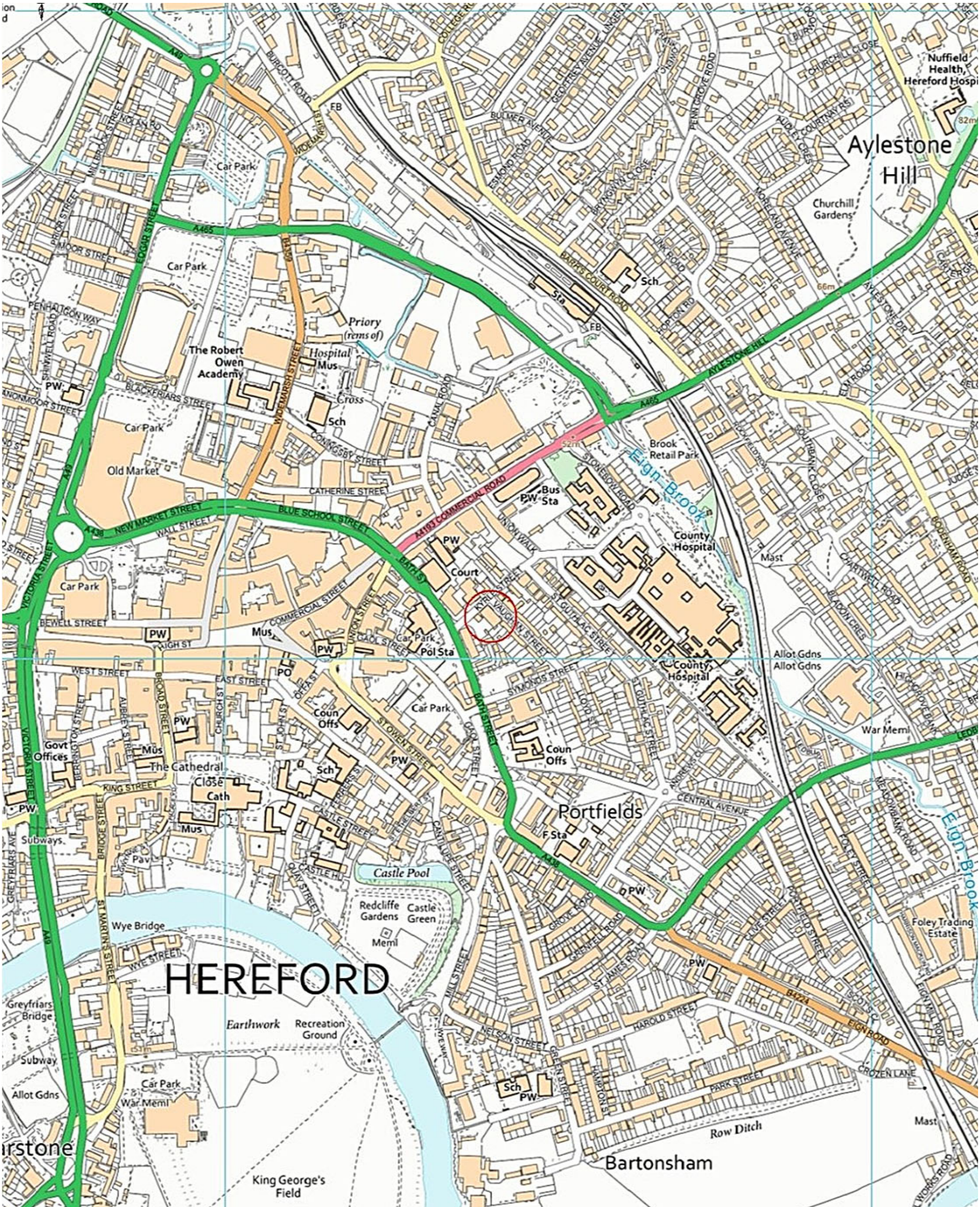
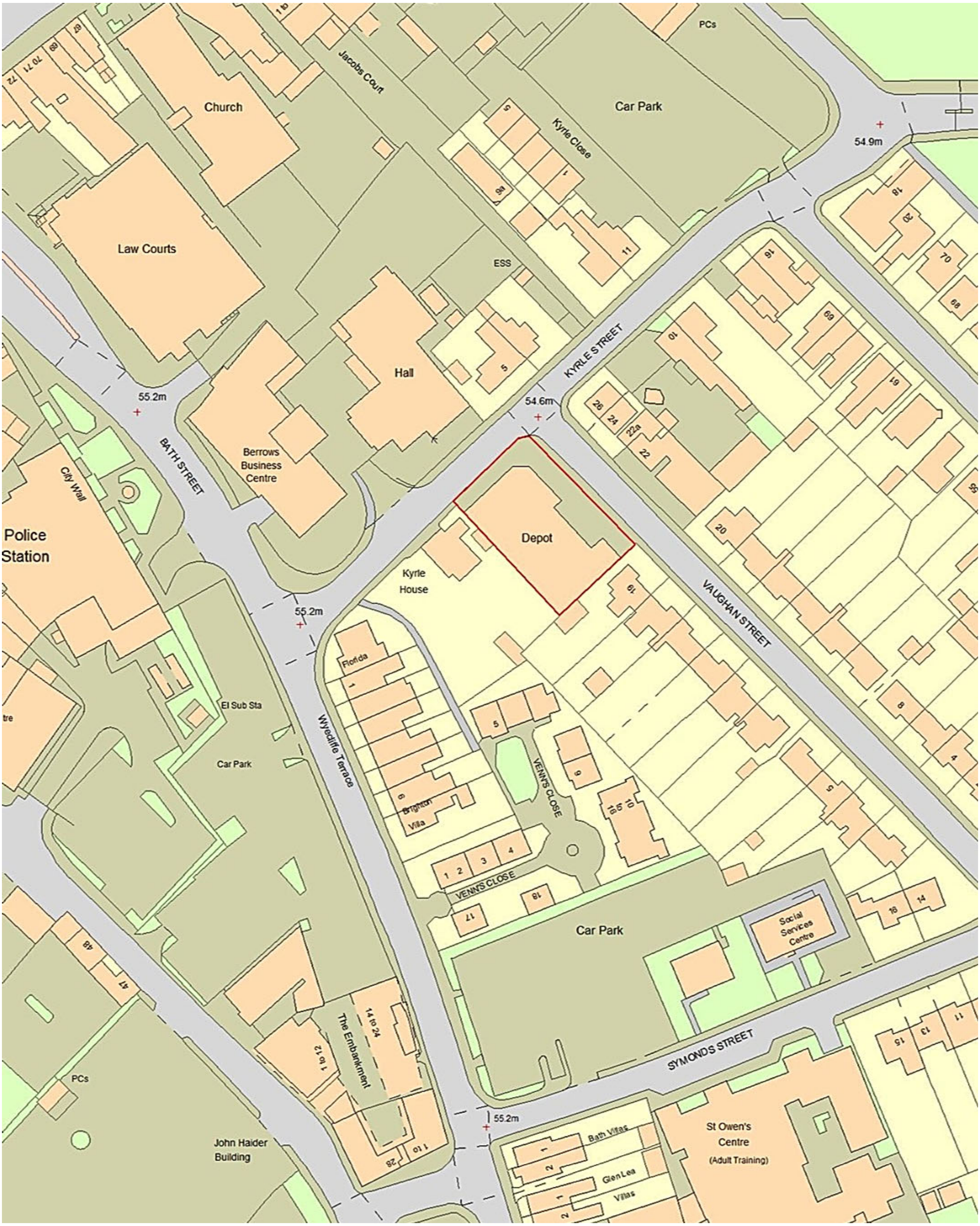


HEREFORD
Aylestone Hill
Nuffield Health, Hereford Hospital
Churchill Gardens
Portfields
Bartonsham
Sch
Sta
FB
Priory (rems of)
Hospital
Mus
Cross
The Robert Owen Academy
Car Park
PW
Old Market
Brook Retail Park
Eign Brook
Bus Sta
County Hospital
Court
Pol Sta
Coun Offs
Govt Offices
The Cathedral
Close
Cath
PO
F Sta
Castle Pool
Redcliffe Gardens
Castle Green
Meml
Wye Bridge
Greyfriars Bridge
Subways
Subway
Allot Gdns
War Meml
Earthwork
Recreation Ground
King George's Field
Row Ditch
Foley Trading Estate
Mast
EDGAR STREET
BLACKFRIARS STREET
WIDEMARSH STREET
COMMERCIAL ROAD
NEW MARKET STREET
BLUE SCHOOL STREET
BATH STREET
UNION WALK
KYRLE STREET
VAUGHAN STREET
ST GUTHLAC STREET
STONEBOW ROAD
COMMERCIAL STREET
UNION STREET
GAOL STREET
BEWELL STREET
WEST STREET
EAST STREET
BROAD STREET
KING STREET
VICTORIA STREET
BRIDGE STREET
ST MARTIN'S STREET
ST OWEN STREET
CASTLE STREET
SYMONDS STREET
CENTRAL AVENUE
HAROLD STREET
NELSON STREET
PARK STREET
EIGN ROAD
AYLESTONE HILL
BARRS COURT ROAD
CATHERINE STREET
CONINGSBY STREET
CANAL ROAD
ST JAMES ROAD
GROVE ROAD
MILL STREET
WYE STREET
CROZEN LANE



Church
Car Park
PCs
Jacobs Court
Kyrle Close
54.9m
Law Courts
ESS
Hall
KYRLE STREET
55.2m
54.6m
BATH STREET
City Wall
Berrows
Business
Centre
Police
Station
Depot
Kyrle
House
VAUGHAN STREET
55.2m
Florida
El Sub Sta
Car Park
Wyecliffe Terrace
VENN'S CLOSE
Brighton
Villa
VENN'S CLOSE
Car Park
Social
Services
Centre
The Embankment
14 to 24
1 to 12
SYMONDS STREET
PCs
55.2m
John Haider
Building
Bath Villas
Glen Lea
Villas
St Owen's
Centre
(Adult Training)