



## Former ATS Centre

Queens Road, Fareham, PO16 0NW

### Freehold Available With Vacant Possession

**5,764 sq ft**

(535.49 sq m)

- Vacant Possession
- Prominent Unit Close to Fareham Town Centre
- Suitable For Alternative Uses Subject To Planning Permission
- 0.36 Acre Site Area
- OIEO £540,000 excl, VAT invited on an unconditional basis

## Summary

|                       |                              |
|-----------------------|------------------------------|
| <b>Available Size</b> | 5,764 sq ft                  |
| <b>Price</b>          | Offers in excess of £540,000 |
| <b>Rates Payable</b>  | £20,760 per annum            |
| <b>Rateable Value</b> | £43,250                      |
| <b>EPC Rating</b>     | Upon enquiry                 |

## Description

The property comprises a detached workshop premises formed of three interconnecting single storey buildings, configured to provide 6 fitting bays together with 2 MOT bays. The eaves height ranges between approx. 3.7m - 4.7m across the unit. There is an adjoining two storey section providing reception and customer facilities at ground floor level, together with additional ancillary accommodation at first floor level. A separate detached single storey building to the side provides further staff welfare accommodation.

## Location

The property is located in the centre of Fareham on a predominantly residential street. Junction 10 of the M27 motorway is approximately 1 mile to the north of the site. The property is situated at the corner of Queens Road at its junction with Western Road.

## Accommodation

The accommodation comprises the following areas:

| Name                    | sq ft        | sq m          |
|-------------------------|--------------|---------------|
| Ground - Reception/WCs  | 635          | 58.99         |
| Ground - Staff Room     | 146          | 13.56         |
| Ground - Workshop/Store | 4,653        | 432.28        |
| 1st - Office            | 330          | 30.66         |
| <b>Total</b>            | <b>5,764</b> | <b>535.49</b> |

## Terms

Offers in excess of £540,000 exclusive of VAT are invited for the freehold interest with vacant possession.

## Tenure

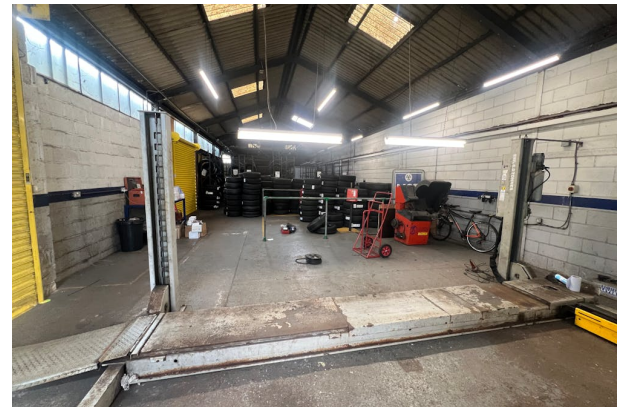
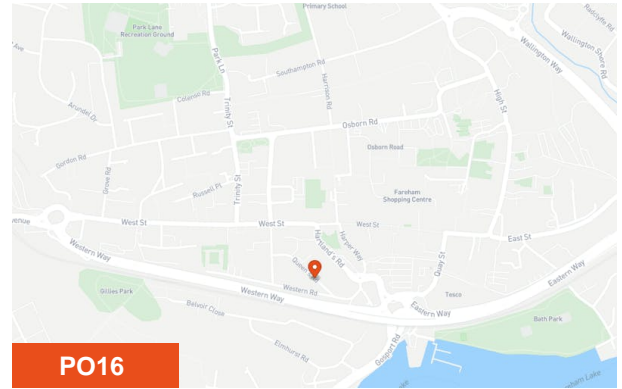
The property is available freehold with vacant possession.

## 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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### George Ives

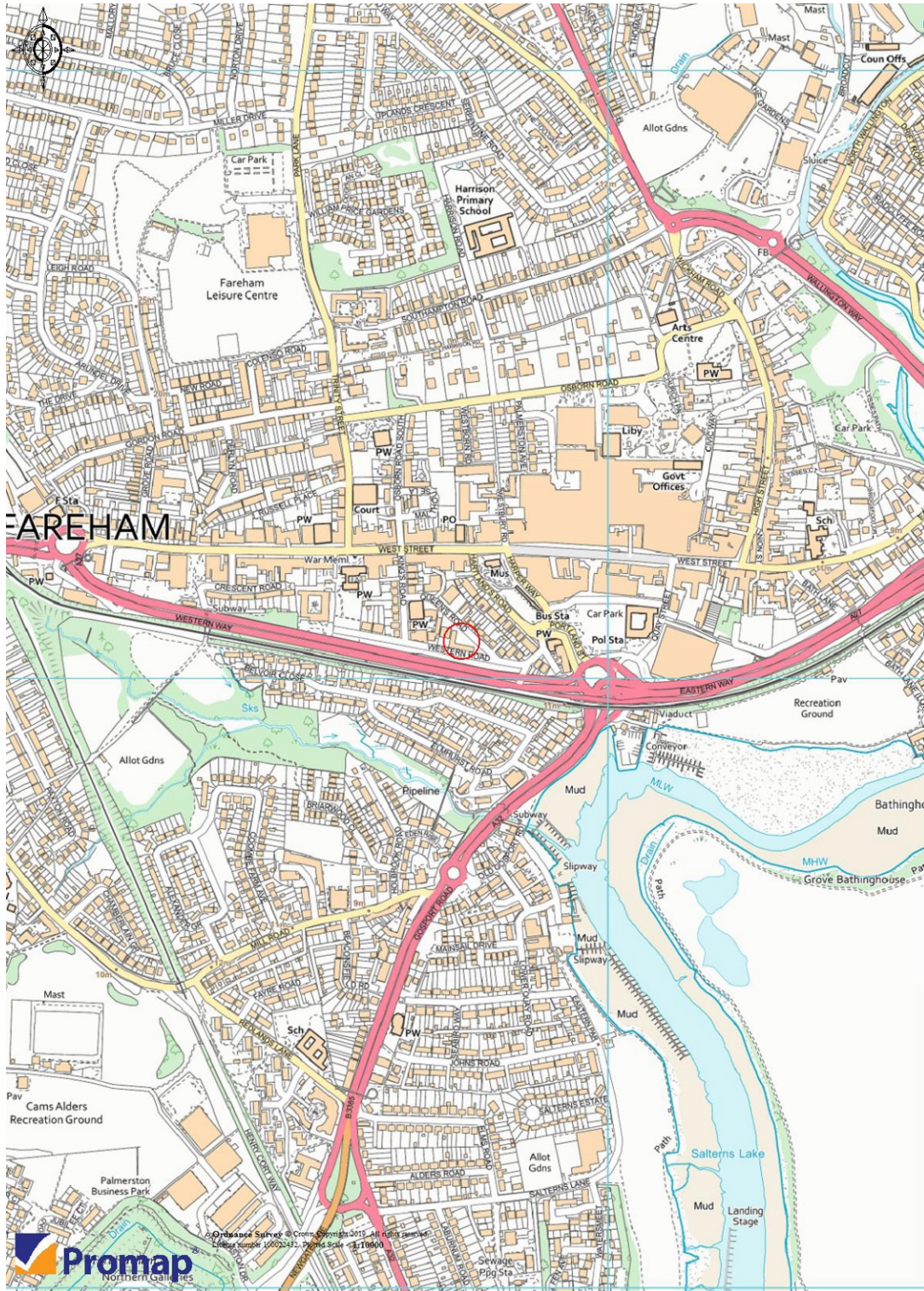
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FAREHAM



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