



## Former ATS Centre

Williams Road, Portsmouth, PO3 5PS

**Long Leasehold Interest  
Available With Vacant  
Possession**

**6,667 sq ft**  
(619.38 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- 5 Miles From Portsmouth Town Centre
- 0.46 Acre Site Area
- OIEO £400,000 excl, VAT invited on an unconditional basis

## Summary

<b>Available Size</b>	6,667 sq ft
<b>Price</b>	Offers in excess of £400,000
<b>Rates Payable</b>	£33,840 per annum Current 2026/2027 Rates List
<b>Rateable Value</b>	£70,500
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a detached purpose built vehicle repair workshop. It is configured as 5 fitting bays with an approx. eaves height of 5.9m and a side higher bay workshop. There is a rear tyre store and internal single storey reception area and customer WCs. There is a large forecourt with further yard area to the side of the property with parking for approximately 20 cars.

## Location

The property is located in the middle of the largest industrial area in Portsmouth known as Anchorage Park. The property is well connected with road networks, 2.5 miles south east of the M27 motorway at the junction with the M275 which leads to Portsmouth Harbour. Portsmouth town centre is approximately 5 miles to the south of the property. It is in a prominent position on Sharps Close at the junction of Williams Road, the main road through the industrial estate.

## Accommodation

The accommodation comprises the following areas and a mezzanine of 3,066 sq ft.

Name	sq ft	sq m
Ground - Reception/Office/WC	1,046	97.18
Ground - Workshop/Store/WC	5,621	522.21
<b>Total</b>	<b>6,667</b>	<b>619.39</b>

## Terms

Offers in excess of £400,000 exclusive of VAT are invited for the Long Leasehold interest with vacant possession.

## Tenure

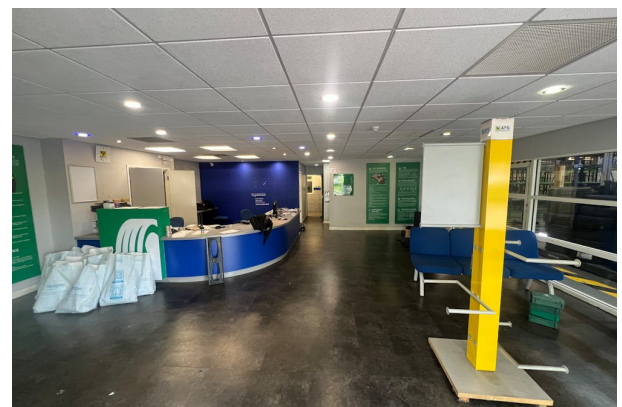
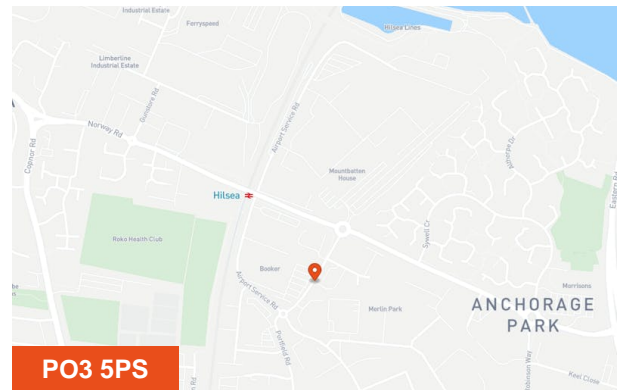
Held long leasehold for a term of 125 years with effect from 1st January 1995. Rent passing of £23,500 from Jan 2020. Jan 2025 rent review triggered but not yet settled.

## 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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