FOR SALE

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

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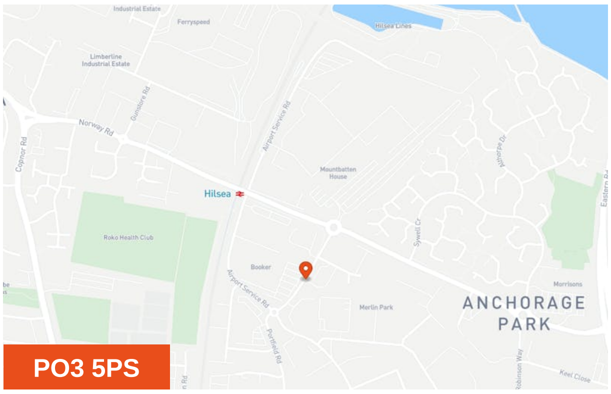

Summary

Available Size	6,667 sq ft
Price	Offers in excess of £400,000
Rates Payable	£33,840 per annum Current 2026/2027 Rates List
Rateable Value	£70,500
EPC Rating	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
Total	**6,667**	**619.39**

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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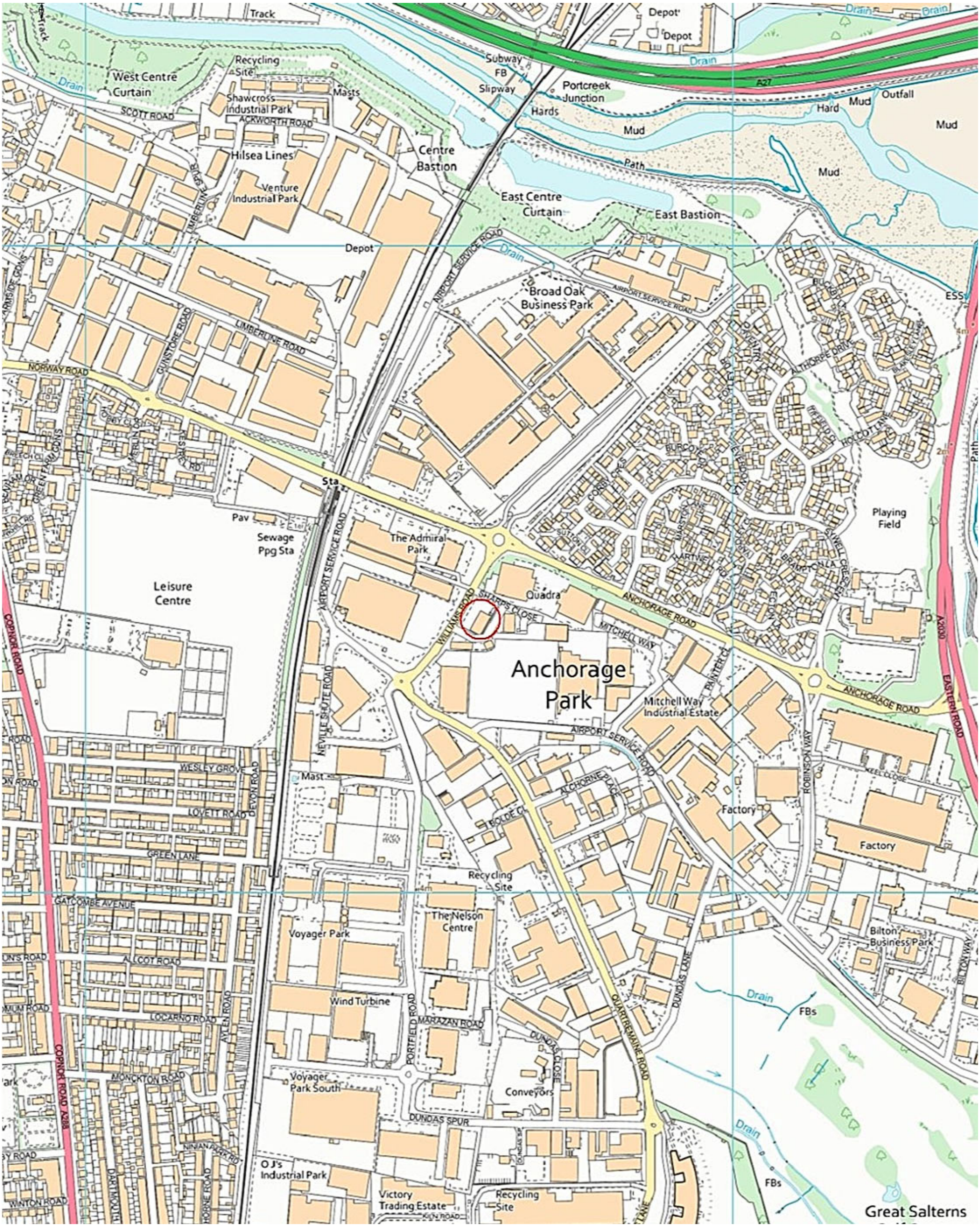
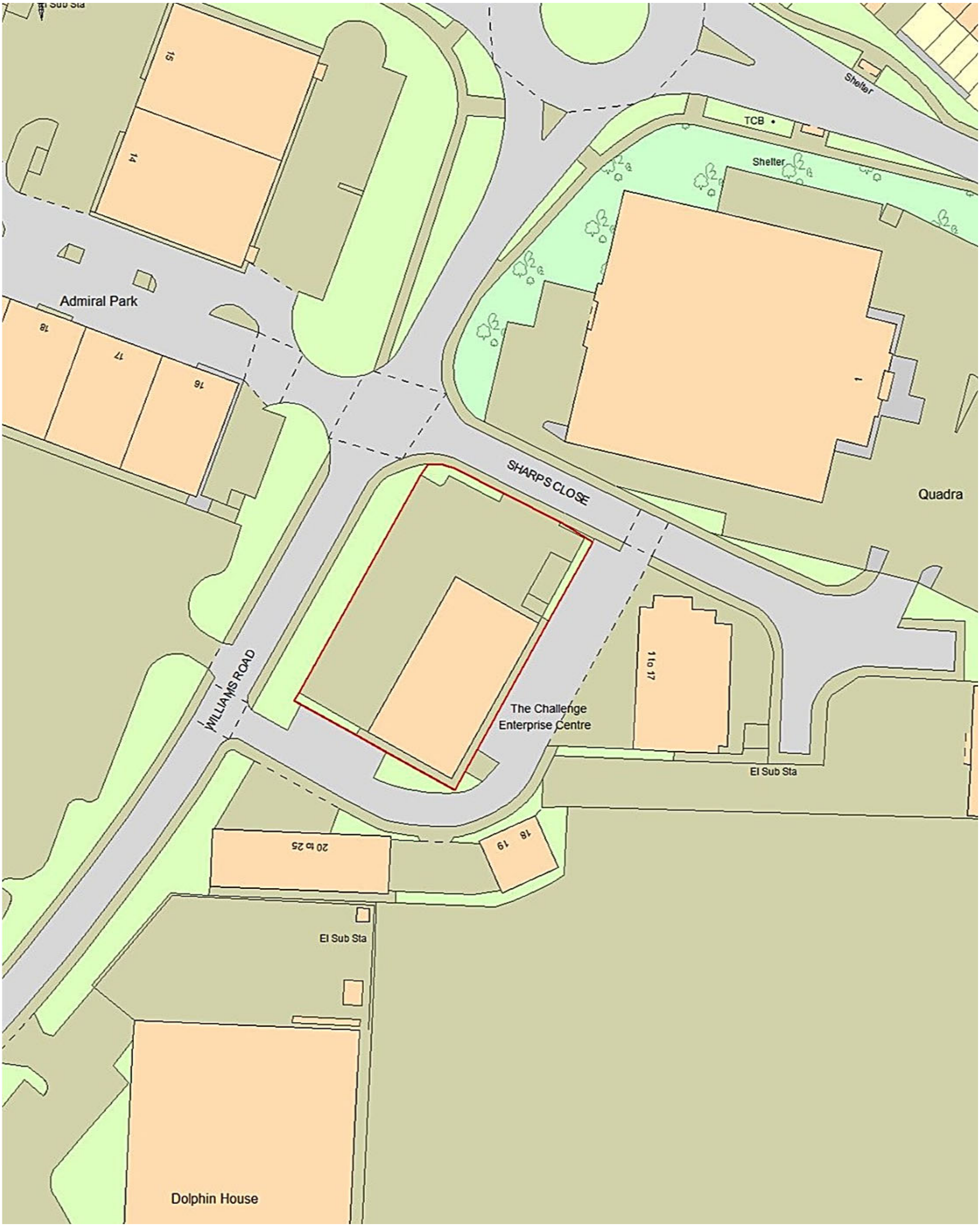


Anchorage
Park
West Centre
Curtain
Recycling
Site
Shawcross
Industrial Park
Masts
Hilsea Lines
Venture
Industrial Park
Centre
Bastion
Subway
FB
Slipway
Portcreek
Junction
Hards
Depot
Mud
Hard
Outfall
East Centre
Curtain
East Bastion
Drain
Path
Broad Oak
Business Park
Track
SCOTT ROAD
ACKWORTH ROAD
LIMBERLINE ROAD
NORWAY ROAD
GUNSTORE ROAD
AIRPORT SERVICE ROAD
Sta
Pav
Sewage
Ppg Sta
Leisure
Centre
The Admiral
Park
Quadra
WILLIAMS ROAD
SHARPS CLOSE
MITCHELL WAY
ANCHORAGE ROAD
Mitchell Way
Industrial Estate
Playing
Field
ALTHORPE DRIVE
HOLCOT LANE
BURCOT
ESS
A27
A2030
EASTERN ROAD
COPNOR ROAD
COPNOR ROAD A288
NEVILLE SHUTE ROAD
ALCHORNE PLACE
BOLDE CL
ROBINSON WAY
KEEL CLOSE
Factory
Mast
WESLEY GROVE
LOVETT ROAD
DEVON ROAD
GREEN LANE
GATCOMBE AVENUE
ALLCOT ROAD
LOCARNO ROAD
AYLEN ROAD
MONCKTON ROAD
Recycling
Site
The Nelson
Centre
Voyager Park
Wind Turbine
PORTFIELD ROAD
MARAZAN ROAD
Voyager
Park South
Conveyors
DUNDAS CLOSE
DUNDAS LANE
QUARTREMAINE ROAD
DUNDAS SPUR
Bilton
Business Park
BILTON WAY
FBs
O J's
Industrial Park
Victory
Trading Estate
Recycling
Site
WINTON ROAD
Great Salterns



El Sub Sta
15
14
Admiral Park
18
17
16
Shelter
TCB
Shelter
SHARPS CLOSE
Quadra
WILLIAMS ROAD
1 to 17
The Challenge
Enterprise Centre
El Sub Sta
20 to 25
19
18
El Sub Sta
Dolphin House