



Former ATS Centre

Unit 25, Pant Industrial Estate, Dowlais, Merthyr Tydfil, CF48 2SR

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

4,890 sq ft
(454.30 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- 2 Miles From Town Centre
- 0.330 Acre Site Area

Summary

Available Size	4,890 sq ft
Price	Offers in excess of £350,000
Rates Payable	£19,738 per annum Current 2026/2027 Rates List
Rateable Value	£34,750
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial unit with a large self contained forecourt area to the front of the unit which provides parking and access to the unit via a pedestrian door and 4 loading doors in the front elevation. The unit is constructed on a steel portal frame with brick and clad elevations under a pitched clad roof. Internally, the unit is configured as a workshop, reception, office and WCs, with a clear eaves height of 4m.

Location

The property is situated approximately 2 miles north east of Merthyr Tydfil town centre, on the established Pant Industrial Estate directly to the north of the A465 Heads of the Valleys Road. Swansea is c.33 miles to the south west via the A465, M4 at Junction 43 of the M4 motorway and A4067.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	4,204	390.56
Ground - Office/Reception/WC	686	63.73
Total	4,890	454.29

Tenure

The property is available freehold with vacant possession.

Terms

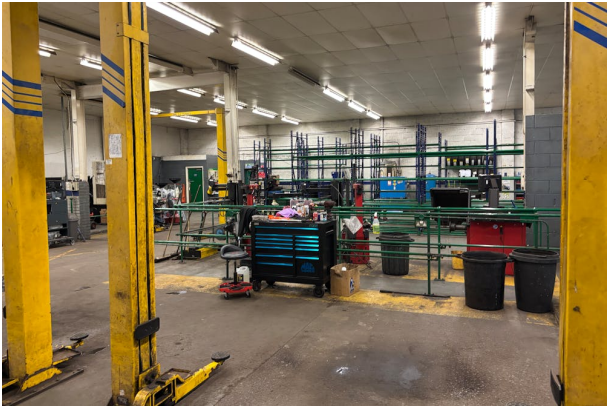
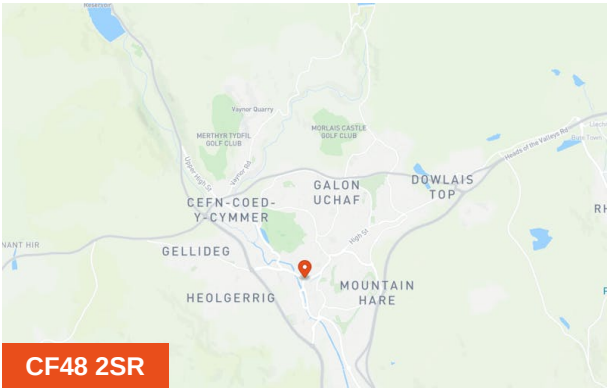
Offers in excess of £350,000 exclusive of VAT.

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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