



TO LET – TRADE COUNTER/COMMERCIAL UNIT

FORMER MOWCARE | WAYMILLS INDUSTRIAL ESTATE | WHITCHURCH | SY13 1TT

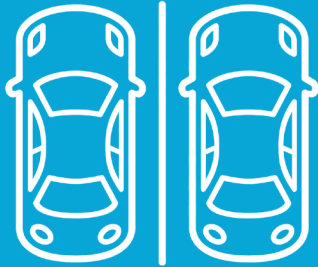


KEY POINTS

2,780

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



GENEROUS PROVISION OF
ON SITE PARKING AND
REAR YARD AREA

SUITABLE FOR A VARIETY
OF TRADE COUNTER/
COMMERCIAL USES

ALL MEASUREMENTS ARE APPROXIMATE





RENT

£16,700

PER ANNUM
(EXCLUSIVE)


James Evans

 07792 222 028

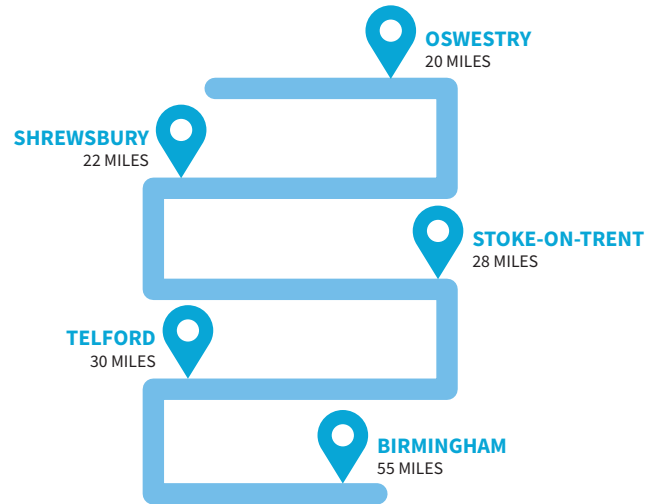
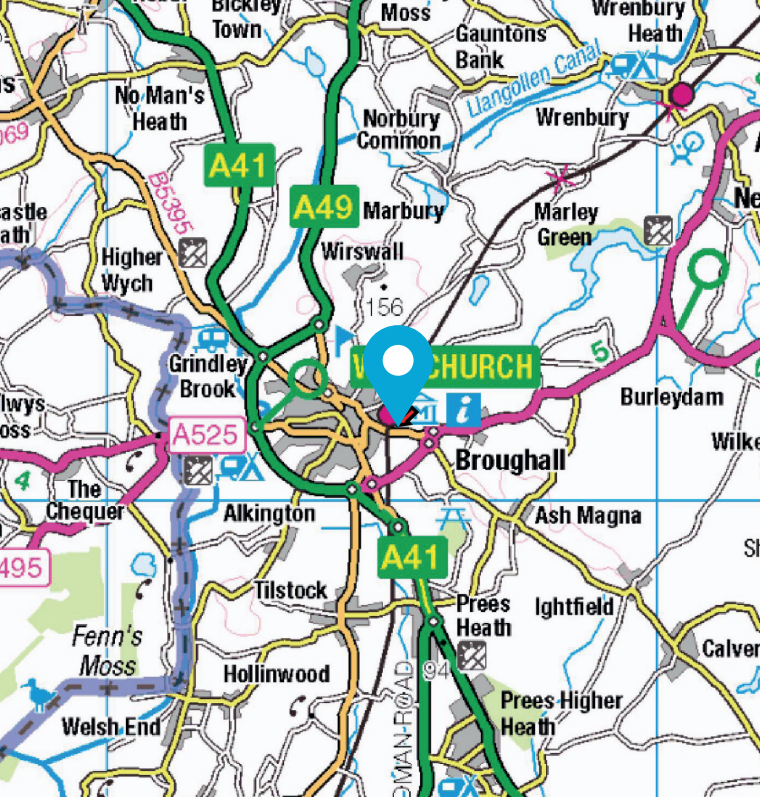
 james.evans@halls.gb.com



Ellie Studley

 07538 912 096

 e.studley@halls.gb.com



LOCATION

The property is prominently located within the popular Waymills Industrial Estate that serves as the premier commercial quarter serving the town of Whitchurch. The surrounding occupiers include Listers, Mee Fit, Egerton Hydraulics and UK Nutrition Limited.

Whitchurch is an established market town in north Shropshire and benefits from numerous listed buildings. The town had a population of 9,781 at the 2011 Census.

The town is located 20 miles north of the county town Shrewsbury, 20 miles south of the town of Chester and 15 miles east of the town of Wrexham. The town benefits from proximity to the A41 which provides access to the national road network.



WHITCHURCH
POPULATION

9,800

APPROXIMATELY



what3words
solicitor.sleepers.lump



DESCRIPTION

The property comprises of a prominently located within Waymills Industrial Estate. The property comprises of a trade counter/commercial unit that is arranged to provide a trade counter section, warehouse, office and welfare facilities. The unit provides a Total Gross Internal Floor Area 2,780 ft sq (258.24 m sq).

The unit has a minimum eaves height of approximately 6 metres and there are roller shutter doors to the front and rear elevations of the unit. There is a mezzanine floor to part of the unit.

It benefits externally from a generously sized car parking area at the front of the property and a rear service yard that have a concreted surface.

The unit would lend itself to a variety of trade counter and commercial uses.

ACCOMMODATION

(All measurements are approximate)

Ground Floor

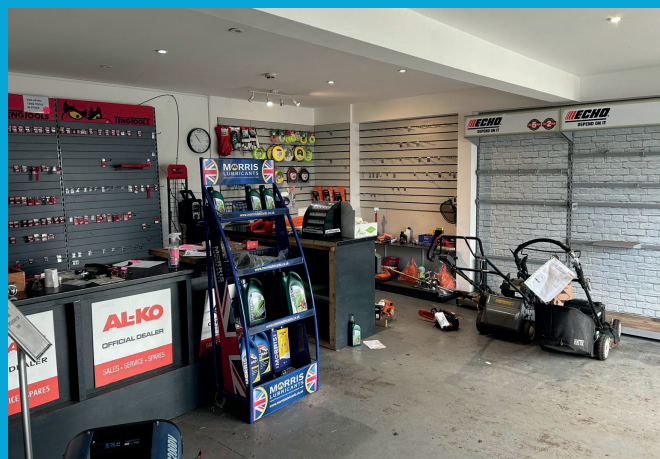
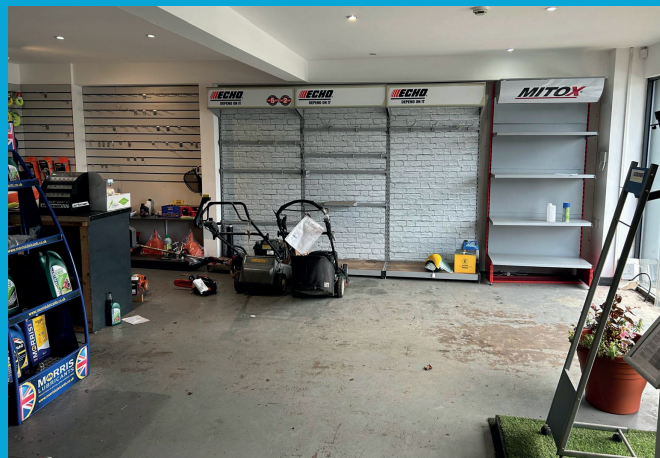
Total Gross Internal Floor Area
2,780 ft sq (258.24 m sq)

Arranged as trade counter, office, warehouse and welfare facilities

Mezzanine Floor

Outside

Parking and rear service yard



RENT

£16,700 per annum (exclusive) to be paid quarterly in advance by standing order.

RATEABLE VALUE

TBC

EPC

To order

SERVICES

(not tested)

Mains water, electricity (three phase), gas and drainage are understood to be connected to the unit.

PLANNING

The unit is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987.

The unit would lend itself to a variety of potential uses.

LEGAL COSTS


The incoming tenant is to be responsible for the landlords legal costs.

TENURE

The property is offered to let on a new lease on Tenants Full Repairing and Insuring terms for a length of term by negotiation. There will be rent reviews at three yearly intervals.

LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

 0345 678 9000


 [SHROPSHIRE COUNCIL WEBSITE](#)



VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing please contact:

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com



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