



FOR SALE

Former Scanlans Hire Site, 10-12 Waymills Industrial Estate, Whitchurch, SY13 1RT

Existing industrial/showroom unit (2,941 sq ft /273.9 sq m) with large rear yard
With planning permission for five industrial units

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a detached warehouse/showroom unit with large rear yard and benefits from:

- Glass fronted sales area
- Perimeter fencing
- Large rear yard suitable for development (subject to planning)
- Roller shutter door access to the rear (3.26m height and 4.09 width)
- Eaves height of 3.65m
- Office/welfare facilities
- Workshop to the rear with mezzanine storage
- Steel portal frame construction with brick elevations
- Located on the main B5398 road on Waymills Industrial Estate
- Outline planning proposed for the erection of 5 light industrial units on the land at the rear
- There is a telephone mast on site which is leased to Vodafone Limited at £1,800 per annum

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Ground Floor	207.20	2,230
Mezzanine	66.09	711
Total	2,941	273.29
Site Area	0.32 Hectares / 0.8 Acres	

Tenure

The property is held freehold under freehold Title Number SL35749. The telephone mast lease will transfer with the sale. The telephone mast is leased to Vodafone Limited and the rent is £1,800 per annum. Further details can be requested.

Sale Price

Offers in the region of £600,000.

Business Rates

The property has a Rateable Value of £18,000.

Utilities

The property benefits from mains water, 3 phase electricity and drainage.



Planning

An outline planning permission has been granted for 5 light industrial units to be built on the rear yard. The proposed units are as follows:

	GIA sqm	GIA sqft
Unit 1	95	1,022
Unit 2	95	1,022
Unit 3	95	1,022
Unit 4	95	1,022
Unit 5	165	1,776
TOTAL	545	5,864

Energy Performance Certificate

The property has an EPC rating of 117-E

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

We understand that the property is not elected for VAT and therefore VAT is not payable on the purchase price.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

Anti-Money Laundering Regulations

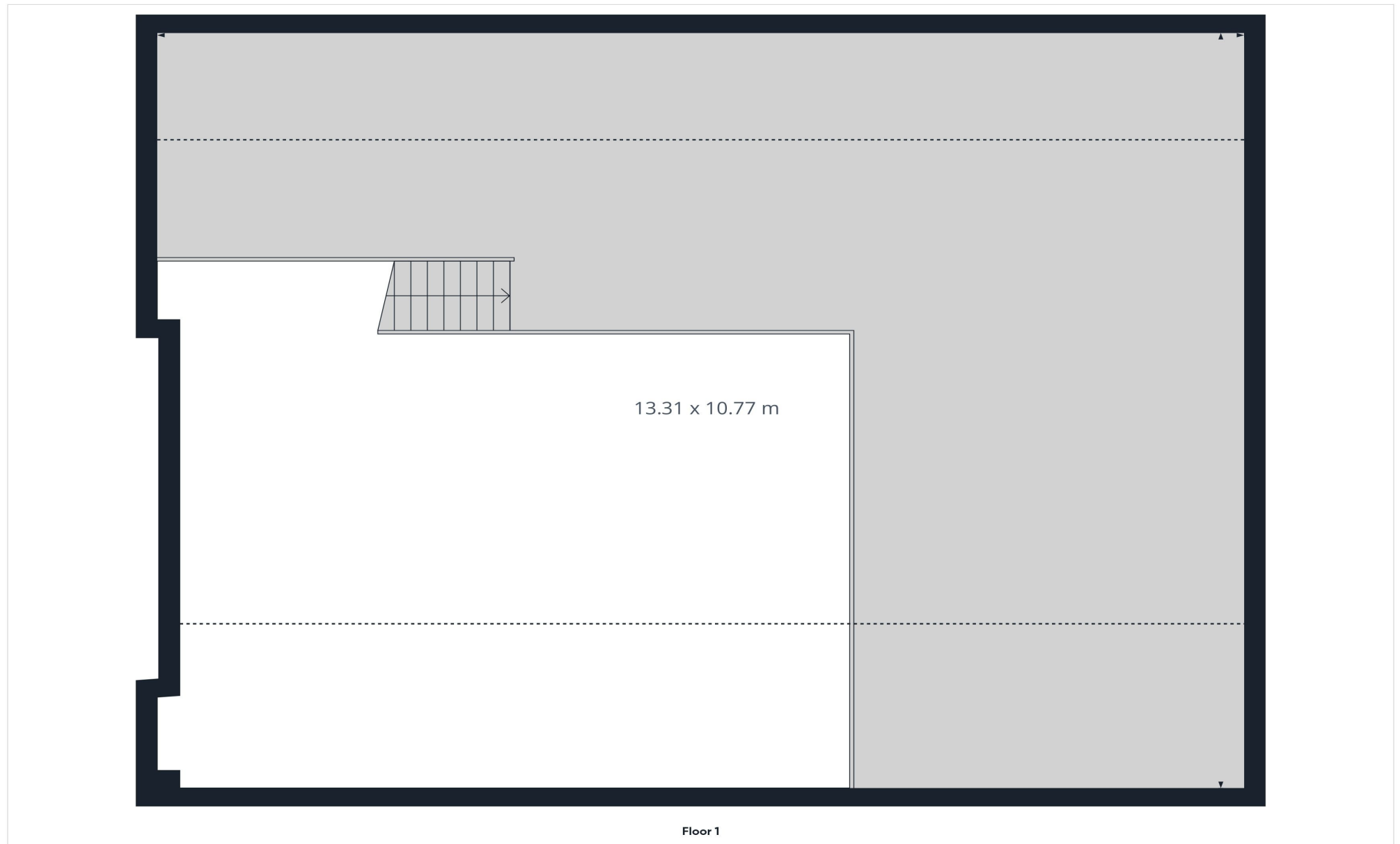
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



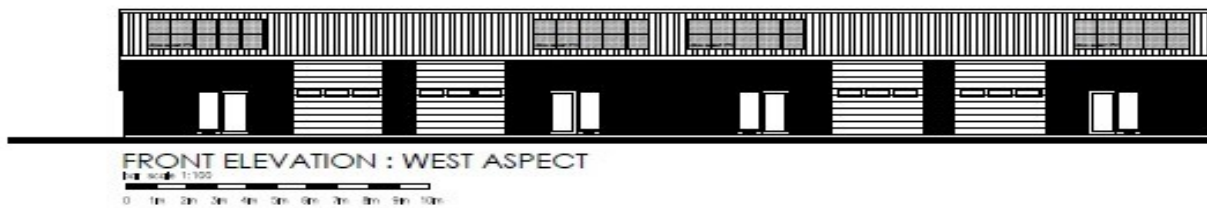
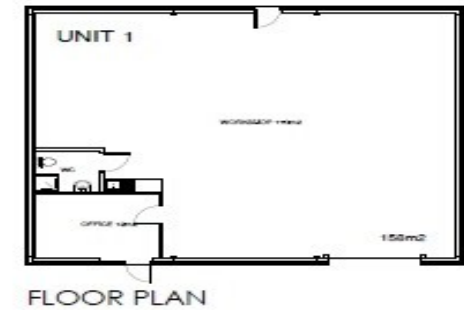
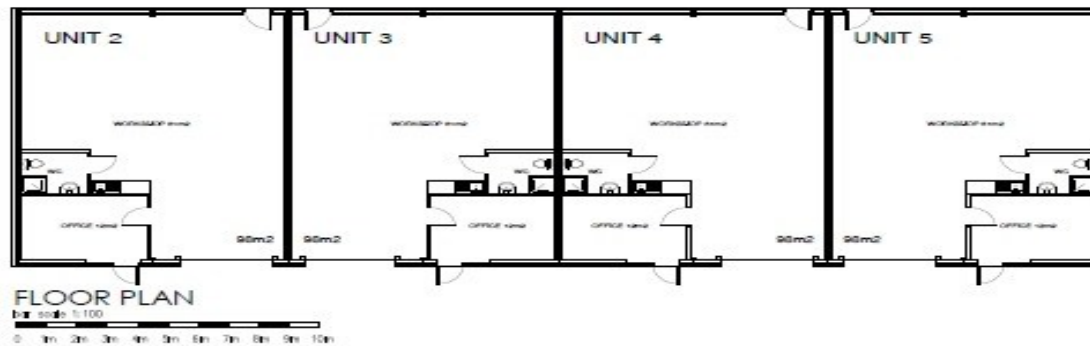


Ground Floor

Floor 0



First Floor



Proposed Plans and Elevations



Proposed Site and Location Plans



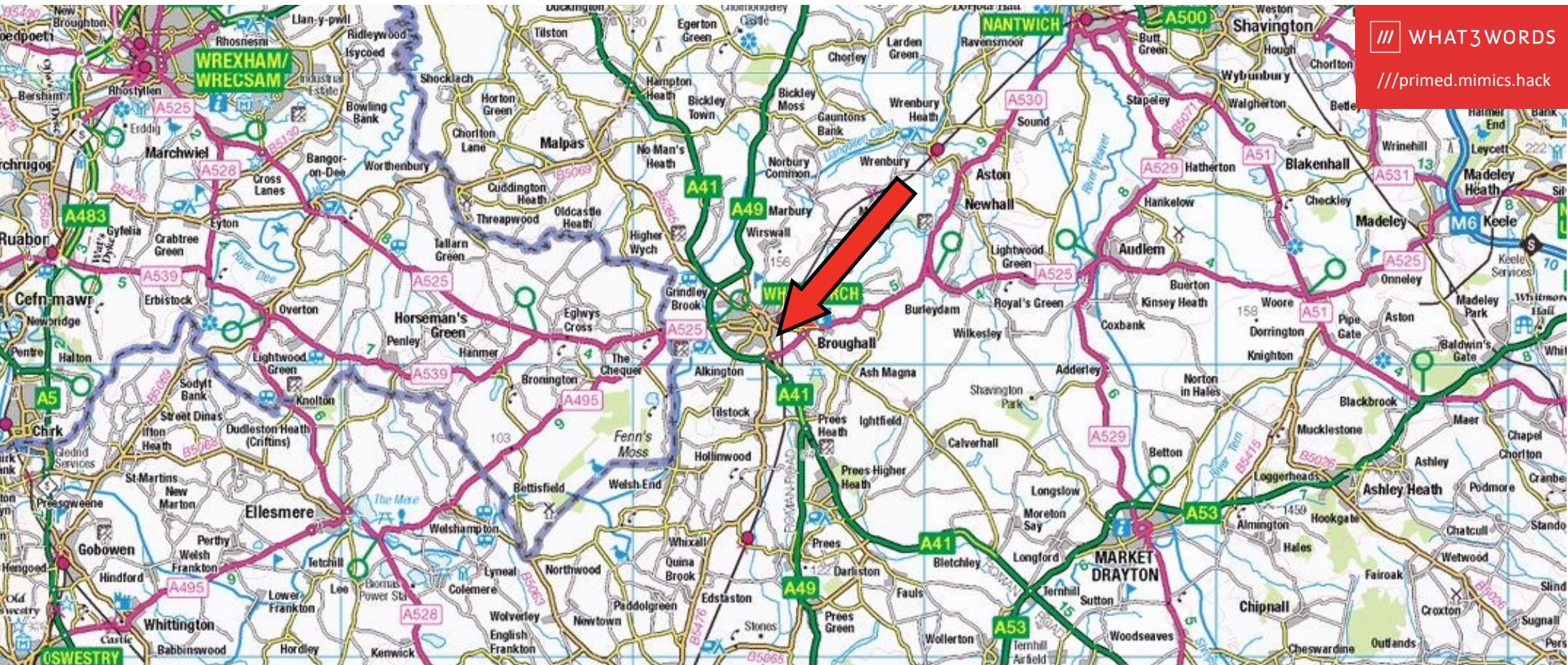


Location

The property is located on the B5398 which is one of the main arterial routes into Whitchurch. Waymills Industrial Estate is situated approximately 0.2 miles from Whitchurch (Shropshire) railway station providing convenient access for transportation.

Waymills Industrial Estate is a well established commercial area that serves as the primary industrial hub for Whitchurch. It is home to a diverse range of businesses including engineering firms, good suppliers, fitness centres and logistics companies. Notable neighbouring businesses include Listers, Mee Fit, Egerton Hydraulics, B & M Bargains, Travis Perkins and UK Nutrition Limited.

The estate is strategically located near key road networks, with the A41 Whitchurch bypass approximately 1 mile to the south providing links to the A49 and the wider national road network.



WHAT3WORDS
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DATE PREPARED: **June 2025**



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