

**Yard, Adamson Street, Ashton in
Makerfield WN4 9PZ**

**Commercial yard space
Approx 0.2 acres**

to let



£Rent on application

- Secure and gated yard
- Ideal for open storage uses
- Other potential uses subject to consents and planning permissions

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10 Beecham Court, Wigan. WN3 6PR

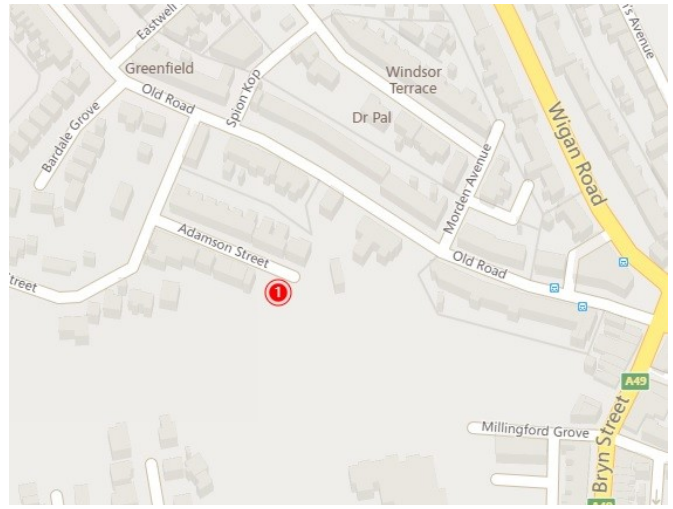
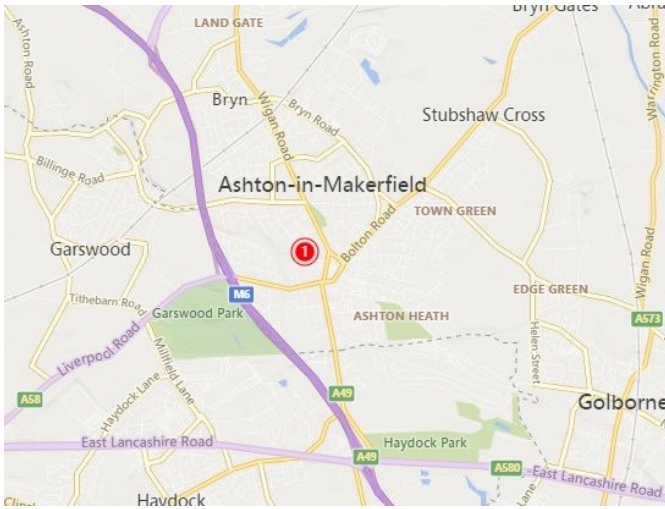
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Location

The yard is situated at the head of a cul-de-sac known as Adamson Street which is a predominately residential location situated to the north of Ashton town centre. The yard is accessed via a gated entrance which is shared with an adjoining yard area and which leads onto a further gated access to the subject compound. Adamson Street is reached via Rigby Street from Old Road which is one of the main thoroughfares leading from Ashton town centre northwards towards Wigan. The property is approximately 1/3 mile north of Ashton and within 1 mile of motorway connectivity at J24.

Description

A secure compound which is regular in shape and benefiting being relatively level with a slight from front to rear and having a loose but well compacted surface covering. Double gates provide access into the compound with a further set of gates providing additional security measures which provides access off Adamson Street into an adjacent yard via which views of the subject compound would have to navigate.

Services

The site is not serviced at present but if required and necessary arrangements could be made to connect electric and water to the site.

Accommodation

The compound measures approximate 0.2 acres and is relatively regular in shape.

Business Rates

Any business rates arising from the occupation of the yard will be the sole responsibility for the tenant.

Uses

The yard is considered suitable for open storage purposes. Other uses may be considered suitable subject to specifics of the proposed use given that the access to the compound is via a densely populated residential street.

Rental

On application

Terms

Lease terms to be negotiated subject to use and rent to be agreed.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be payable at the prevailing rate. Your legal adviser should verify.

Legal costs

Each party to be responsible for their own legal costs incurred in any transaction.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Ref: AG000709

Sept 2023

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