

**For Sale**  
(May Let)

**Young  
&co**  
PROPERTY  
CONSULTANTS  
LIMITED

TRADE COUNTER / INDUSTRIAL FACILITY

**Cavendish Street, Ashton-under-Lyne,  
Lancashire OL6 7QL**



□ **3,348** sq ft  
on **0.3** Acres

Extremely Prominent Trade Counter / Industrial Facility  
Suitable for a number of uses including:

- Trade Counter
- Motor vehicle related sales
- Retail/Hot Food Sales/Restaurant Type Use

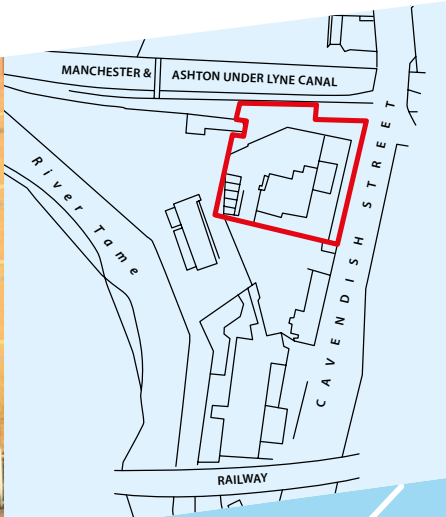
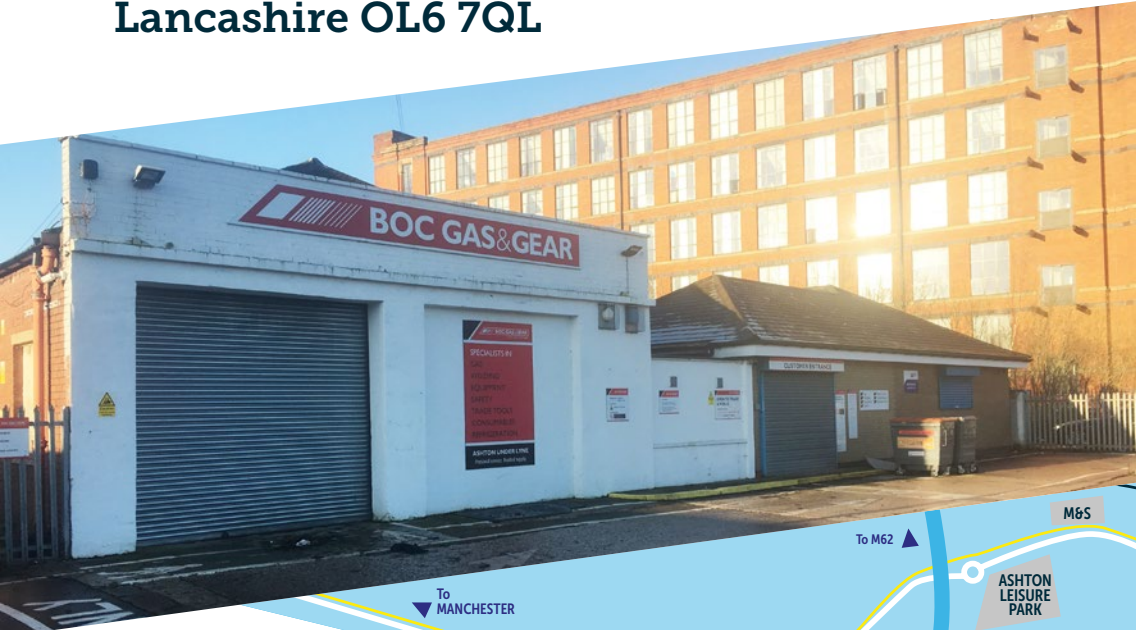
Subject To Planning.

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[youngandco.org.uk](http://youngandco.org.uk)

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TRADE COUNTER / INDUSTRIAL FACILITY

# Cavendish Street, Ashton-under-Lyne, Lancashire OL6 7QL



## Description

The property comprises a detached self contained former depot / garage facility. The premises are currently fitted out as a trade counter, showroom and warehouse with ancillary offices and staff areas, including a kitchen and toilets. Externally there is a good sized forecourt area which was previously used to provide access and customer and staff car parking. Construction is of brick with a mix of tiled and asbestos roofs.

## Location

Situated opposite ASDA and close to LIDL off Park Parade (A635) on the outskirts of Ashton Under Lyne town centre. Junction 23 of the M60 is within c 0.3 miles providing excellent access to the national motorway network.

The immediate surrounding area has seen significant redevelopment and regeneration during the past c 10 years including a number of non food and food retail stores and the conversion of former industrial and mill type properties to residential and other commercial uses.

## Planning/Use

The property is very well suited to a number of commercial uses including industrial/car related services/ car maintenance/servicing and motor related /accessories sales. The property could also be used for trade counter use or alternative uses subject to planning. Interested parties should make their own enquiries at Tameside Council Planning department. Tel 0161 342 8355

## Price/Rent

On application.

## Services

We understand that all main services are either available or connected to the property.

## VAT

All prices/terms quoted are exclusive of but may be liable to VAT.

## Rates

Rateable Value - £12,500. Rates Payable - the property will probably /potentially qualify for small business rate relief - further information is available through the Valuation Agency website - voa.gov.uk

## EPC

TBC

## Viewing

Strictly by appointment with the sole agents - contact Dean Young on 07825 170475.



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youngandco.org.uk

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, Young & Co, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Subject to contract. Date of publication Dec 2019.

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