

rightmove



# FOR SALE

## GREAT ASSET MANAGEMENT



## DOUBLE FRONTED SHOP WITH FIRST FLOOR FLAT

### HIGHLY SOUGHT AFTER VILLAGE

MANCHESTER – 95 HAUGHTON GREEN ROAD, DENTON, M34 7GR

PRICE - OFFERS OVER £175,000 SUBJECT TO CONTRACT

Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT  
0161 830 8833

rightmove **MANCHESTER – 95 HAUGHTON GREEN ROAD, DENTON, M34 7GR****LOCATION**

A rare opportunity to purchase a double fronted shop unit with spacious first floor flat in Haughton Green, Denton. A popular highly sort after village with a prominent location. With the development of the HS2 train lines being built which would encourage more public travel. Journeys between Manchester Piccadilly and London Euston will take just **one hour and 11 minutes** on HS2, 54 minutes quicker than today's fastest time by rail.

**DESCRIPTION**

Prominent corner location in popular village The property was previously trading as a beauty Salon, with a large ground floor shop, Kitchen, toilet and store rooms. 95A: First floor one bedroom flat, with living room, kitchen and bathroom accessible separately from Henry Street

**ACCOMMODATION**

The property offers the following accommodation: -

**GROUND FLOOR MAIN**

shop area 32 m<sup>2</sup> (344 ft<sup>2</sup>) approx. Additional treatment rooms and kitchen extending to 13.96 m<sup>2</sup> (150 ft<sup>2</sup>) approx.

Plus WC. There is a cellar beneath the main shop.

**FIRST FLOOR**

Separate access from Henry Street to first floor flat comprising two rooms, kitchen, bathroom and WC. Net internal floor area 45 m<sup>2</sup> (486 ft<sup>2</sup>) approx. excluding landing and bathroom. External The shop abuts both Haughton Green Road and Henry Street with a prominent corner position. The flat is accessed from Henry Street, an unmade side street.

**EXTERNAL**

The shop abuts both Haughton Green Road and Henry

Street with a prominent corner position.

The flat is accessed from Henry Street, an unmade side street

**SERVICES**

The property is connected to the mains drainage, water and electricity. The flat has gas fired central heating. No tests have been made of any services.

**TENURE**

Leasehold.

**TENANCY**

Retail Unit – VACANT

ERV £9,600 per annum

FIRST FLOOR FLAT - Short Term Tenancy £6,600 per annum

Total ERV 16,200

Estimated Net Initial Yield of approx. 8%

**EPC**

Certificate and report are available upon request

**PROPOSAL**

This is an excellent opportunity to purchase a small investment in a vibrant town.

We are seeking offers over £175,000, subject to contract, representing an attractive Net Initial Yield of approximately 8%.

**VIEWING**

**Strictly by appointment only.**

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