



ASHWORTH HOLME
Sales · Lettings · Property Management



101B HAUGHTON GREEN ROAD, M34 7GR
£900 PER CALENDAR MONTH



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NUI



NUI





DESCRIPTION

A RARE OPPORTUNITY TO LEASE THIS BRAND NEW 490-SQFT (45.5M2) RETAIL UNIT IN THE HEART OF HAUGHTON GREEN VILLAGE, COMPLETE WITH OFF-ROAD PARKING. WORKS ARE DUE FOR COMPLETION IN LATE NOVEMBER 2025.

This is an excellent opportunity to establish your business in a beautifully presented retail unit on a busy high street. Ready to trade with minimal set-up required, the unit is ideal for both new ventures and established operators.

Condition

Finished to a high standard throughout and complete with kitchenette and WC.

Location

Situated on Haughton Green Road, in the centre of the vibrant Haughton Green Village. The area is home to a variety of independent shops and national operators including Morrisons, ensuring strong levels of footfall and passing trade.

VAT

We understand that VAT is not payable at this property.

KEY FEATURES

- Brand new 490-sqft (45.5m2) retail unit
- Finished to a high standard with kitchenette & WC
- Anticipated to qualify for Small Business Rates Relief
- Central position in Haughton Green Village
- Off-road parking included
- Planning permission granted for Use Class E (retail, office, café, showroom)



ASHWORTH HOLME

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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