



ASHWORTH HOLME
Sales · Lettings · Property Management



101A 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)



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	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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rightmove

onTheMarket.com

PRS Property Redress Scheme

CMP Client Money Protect

DPS

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.