



## 101A & 101B HAUGHTON GREEN ROAD, M34 7GR £1,800 PER CALENDAR MONTH







O NUI NUI





### **DESCRIPTION**

A RARE OPPORTUNITY TO LEASE THIS BRAND NEW 980-SQFT (91M2) DOUBLE 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.

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.

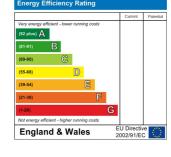
We understand that VAT is not payable at this property.

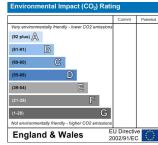
## **KEY FEATURES**

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











# ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE **T** 0161 973 6680 **E** INFO@ASHWORTHHOLME.CO.UK

WWW.ASHWORTHHOLME.CO.UK









