

HIGH STREET PROPERTY / CLASS E

101b Haughton Green Road, Denton M34 7GR



**Price: £100,000**

**Ground Floor Area**

861 Sq ft / 80 Sq M

**LET**

**Viewing Strictly through the sole selling agent.**

**Barker Proudlove**

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**Location:**

The property is located adjacent to Paul the Barber on Haughton Green Road within the Denton district of Manchester. Parking is available immediately in front of the property and there is land at the rear which may allow for a small extension (STP).

**Proposal:**

Offers in excess of £100,000.

**Accommodation:**

The premise comprise the following approximate floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	861	80
Basement - not inspected.		

**Tenure:**

Freehold with vacant possession upon completion.

**Business Rates:**

The premises currently has a rateable value of £10,750. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**EPC:**

Energy Performance Asset Rating - E

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

April 2023

Subject to Contract

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