



MY PROPERTY CLUB

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mypropertyclub.co.uk



103 to 103a Haughton Green Road

Denton, Manchester, M34 7GR

£150,000

Set in the vibrant area of Haughton Green Road, Denton, Manchester, this unique retail property presents an excellent investment opportunity. The property comprises a commercial space on the ground floor, complemented by a one-bedroom residential apartment situated above.

This location is particularly appealing, surrounded by a variety of similar properties, which enhances its visibility and foot traffic. The properties are both currently tenanted, providing a steady income stream of approximately £13,200 per annum, making it an attractive proposition for both seasoned investors and those new to the property market.

The flat and shop are being sold together, offering a seamless blend of residential and commercial living. This arrangement not only maximises potential rental income but also allows for flexibility in usage. Whether you are looking to expand your investment portfolio or seeking a property with dual income potential, this offering is certainly worth considering.

With its prime location and established tenant, this property is poised for continued success. Do not miss the chance to acquire a piece of Denton's thriving commercial landscape.

Viewing

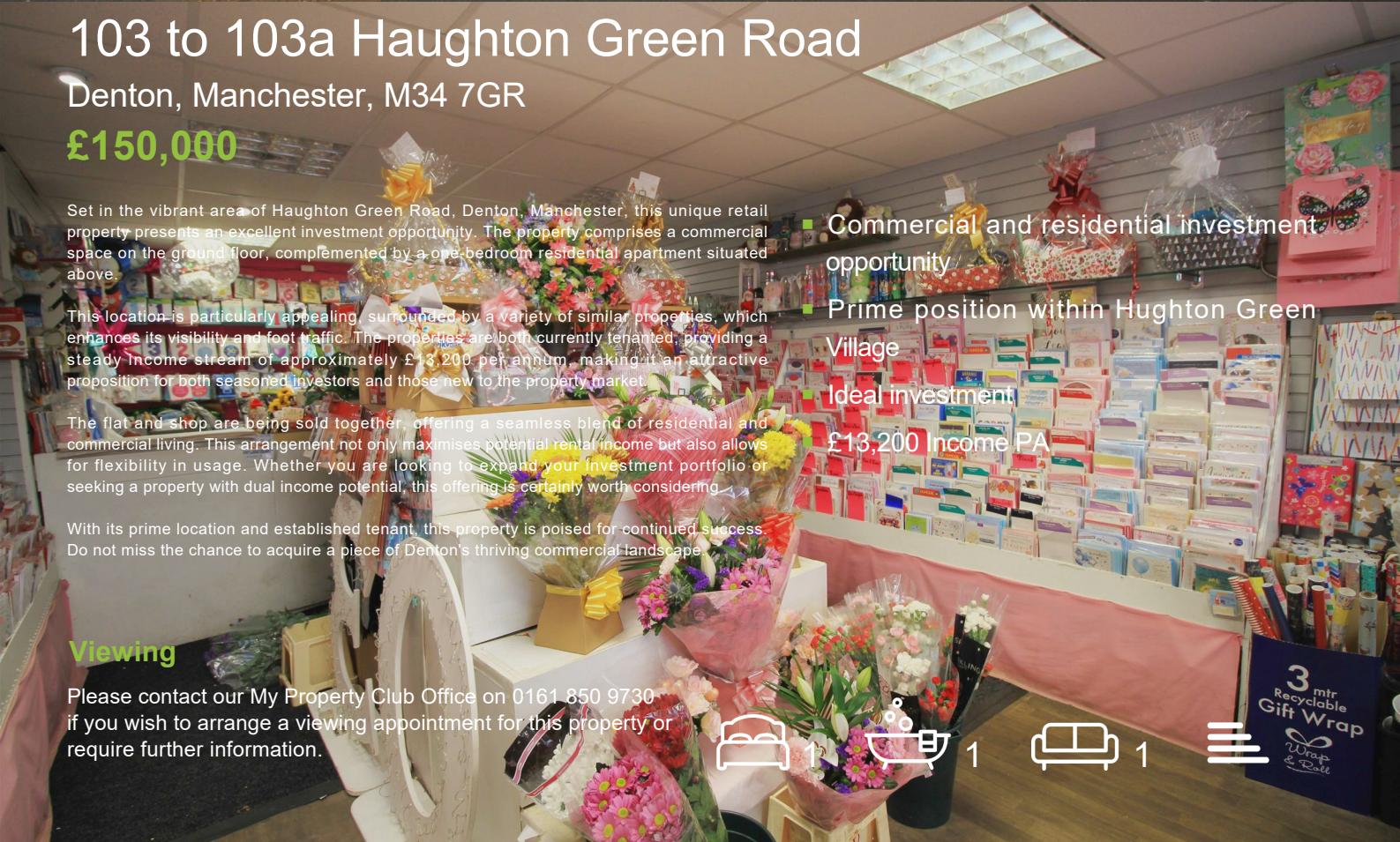
Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.

■ Commercial and residential investment opportunity

■ Prime position within Hughton Green Village

■ Ideal investment

£13,200 Income PA



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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