

TRADING PLACES ●

Asking Price £1,200,000
1300 Chester Road, M32



 0
Bedroom

 0
Bathroom

133, Barton Road, Stretford, Manchester, M32 8DN |
admin@tradingplaces.co.uk

01618659220





FOR SALE: Unique Mixed-Use Freehold Property – Former Old Cock Pub, Now Thriving Printing Business (Relocating)

A rare opportunity to acquire a historic and character-filled mixed-use property in a prime location. Originally built in 1880 as the Old Cock Pub, this distinguished four-story building is brimming with period charm, including original turnstile entrance doors, elegant ceiling features and classic sash windows.

Currently operating as a printing business (which is relocating), the property offers versatile space across four floors – **basement, ground, first, and second floors** – making it ideal for a range of commercial or residential conversion opportunities (subject to planning permissions).

Key Features:

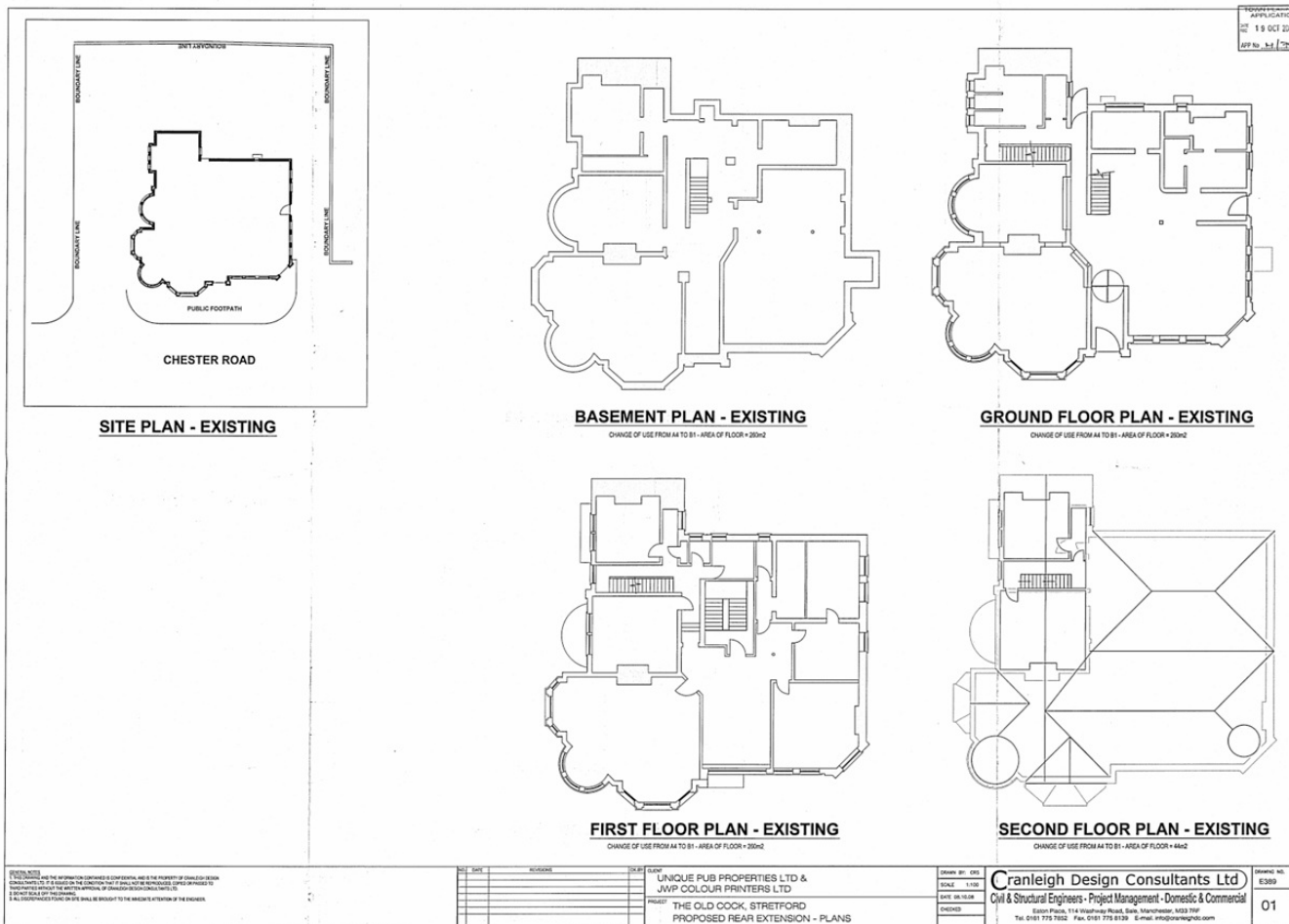
- ☒ **Freehold Ownership**
- ☒ **Mixed-Use Classification** (Local Authority Ref: 0142900225)
- ☒ **Rates Currently £6,986.00 per annum**
- ☒ **Period Features Throughout**
- ☒ **Spacious Rear Extension** – Seller confirms appropriate certification is in place
- ☒ **Private Car Park to Rear**

This historic property presents an excellent investment for business owners, developers, or those looking to restore its original grandeur. Don't miss out on this unique opportunity.

For further details or to arrange a viewing, please contact us today!

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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

92 This is how energy efficient the building is.

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