

14 Wellington Crescent, Old Trafford, Trafford, M16 9RG



**JP&Brimelow**  
ESTATE AGENTS





\*\*\*COMMERCIAL PROPERTY\*\*\* A unique opportunity to purchase this exciting detached property located on a highly regarded and tree lined residential road off Upper Chorlton Road positioned in Old Trafford.

Within walking distance to all local amenities, Metrolink station in Firswood, Longford Park is located a fifteen-minute walk from the property, Chorlton centre and the exciting Manchester Road with its café society is a short stroll and positioned in the Trafford borough.

This is an exciting opportunity for someone to put their own stamp onto this former dance studio, which is currently being used for making clothes and fashion garments.

The current accommodation comprises an entrance hallway with a sink and kitchenette area, a cloakroom, a separate W.C., an office/store room, and a factory/manufacturing shop floor. The property benefits from gas and electric connections, double wooden gates opening onto a driveway area, and a lawned area at the rear.

Offers in the region of £250,000.

LEASEHOLD property with an original lease length of 999 years.

All interested parties to contact our multi-award-winning sales team on 0161 882 2233 to arrange a viewing or further details.

£250,000










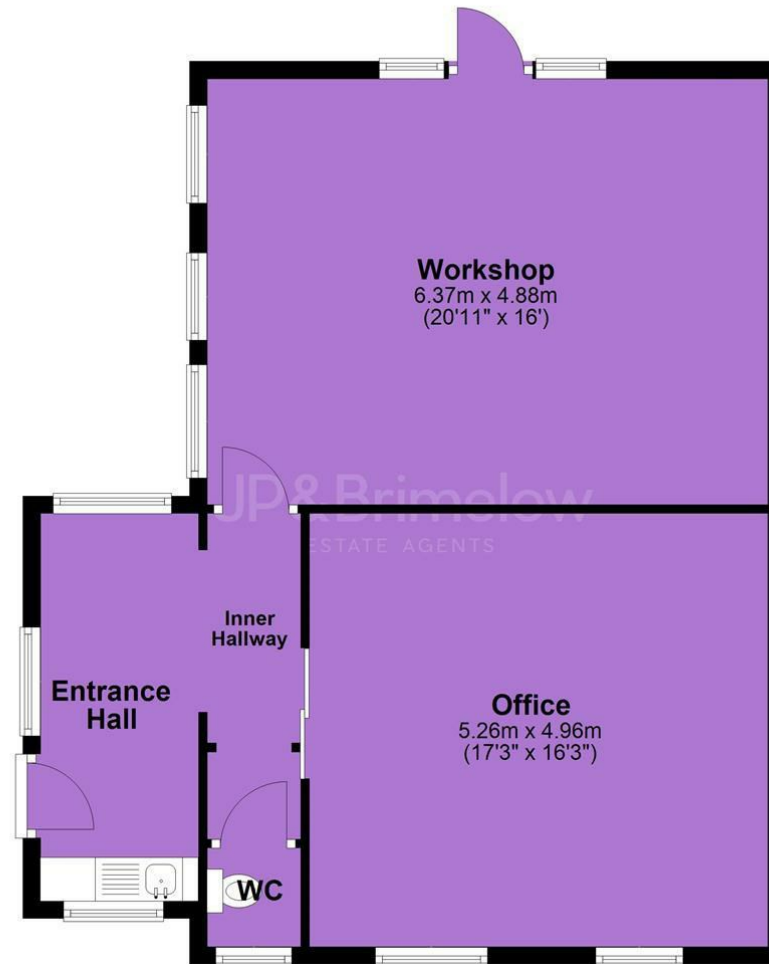
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Tenure: Leasehold Council Tax Band: D

## Ground Floor



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