



PANTERA
PROPERTY

FOR SALE



1 Talbot Road, Old Trafford, Manchester M16 0QN

End-of-terrace commercial building arranged over two floors, held on a long leasehold interest

Suitable for a variety of uses subject to planning



HIGHLIGHTS

- End-of-terrace commercial building arranged over ground and first floors
- Total floor area approximately 1,760 sq ft (163.5 sq m) according to the Valuation Office Agency
- Long Leasehold interest for a term of 974 years from 31 August 1860, with approximately 808 years remaining according to the Land Registry
- Occupancy status unknown – offers invited on this basis with no viewings or internal access to the property
- Located in the established Old Trafford area of Manchester
- Suitable for a variety of or alternative uses subject to planning
- Good access to Manchester City Centre and surrounding motorway network

OFFERS ARE INVITED ON THE BASIS OF THE OCCUPANCY STATUS BEING UNKNOWN WITH NO INTERNAL ACCESS TO THE PROPERTY.

LOCATION

The property is situated on Talbot Road in Old Trafford, a well-established commercial and residential area approximately 2 miles south-west of Manchester City Centre.

Old Trafford is a highly accessible location, positioned close to Trafford Park, Salford Quays and Manchester city centre, with a wide range of retail, leisure and commercial amenities nearby.

The area benefits from excellent transport connectivity, with direct access to the A56, A57 and M60 motorway network, providing convenient links throughout Greater Manchester and the wider North West.

Manchester is one of the UK's leading regional cities, known for its strong economy, extensive transport infrastructure and diverse commercial property market, making the location suitable for a variety of occupiers and investors.



TRANSPORT CONNECTIONS



ROAD CONNECTIONS

Trafford Park
5 mins

Salford Quays
8 mins

M60 Motorway
8 mins



Manchester
City Centre
10 mins

M62 Motorway
12 mins

Manchester Airport
20 mins



RAIL & TRAM LINKS

Metrolink Stop
(Old Trafford)
Walking Distance

Manchester
Oxford Road
12 mins

Manchester
Piccadilly
15 mins



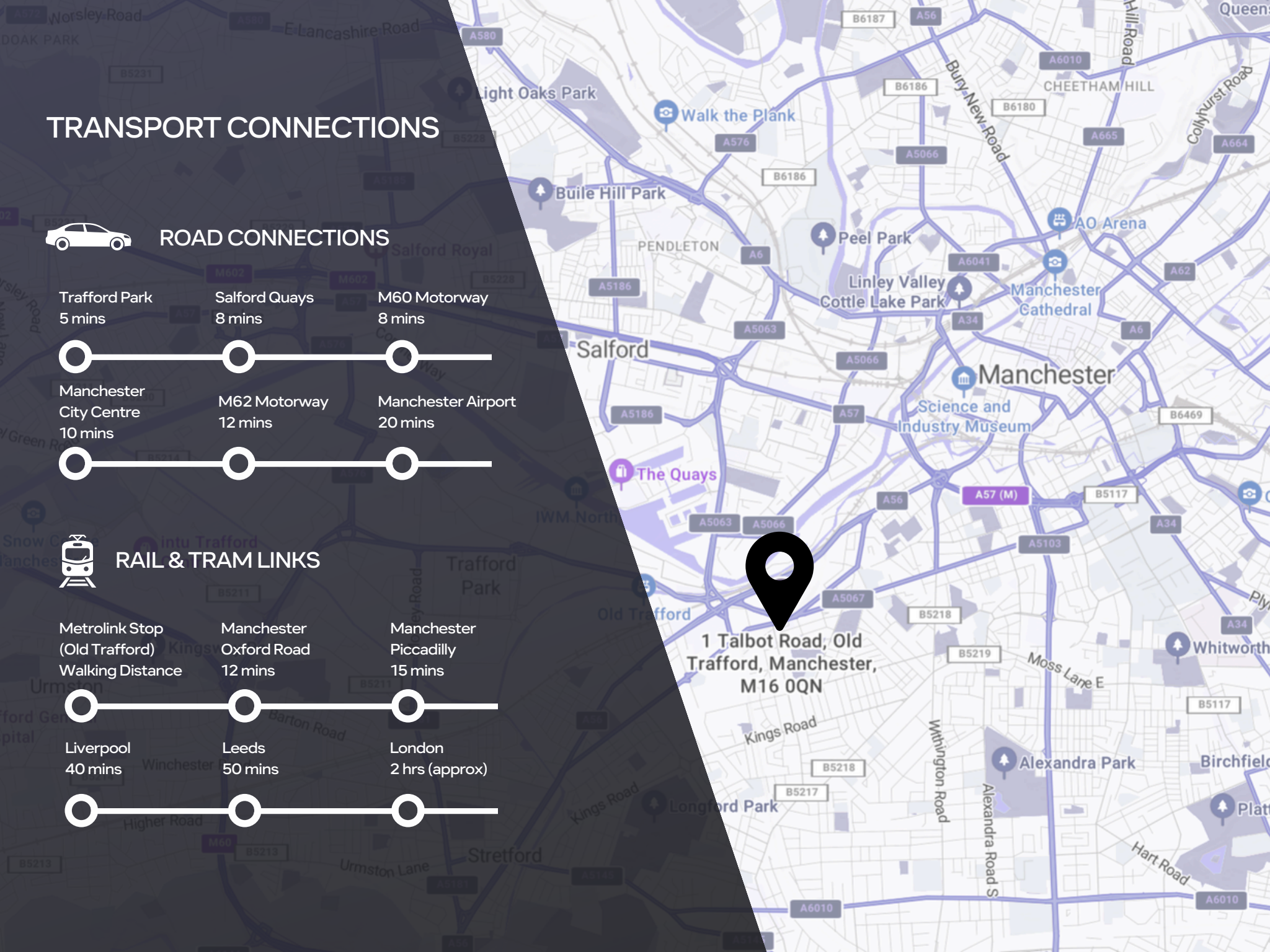
Liverpool
40 mins

Leeds
50 mins

London
2 hrs (approx)



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PROPERTY DESCRIPTION & TENURE

The property comprises an end-of-terrace commercial building arranged over ground and first floors. The internal layout and occupancy status is unknown, and the property is offered for sale on this basis with no internal access.

According to the Valuation Office Agency, the property has the following approximate floor areas:

Floor	Sq m	Sq ft
Ground	103.5	1,114
First	60.04	646
Total	163.54	1,760

TENURE

The property is held on a leasehold basis for a term of 974 years from 31 August 1860, with approximately 808 years remaining, according to the Land Registry.

The first-floor office is subject to a lease with a ten-year term from May 2019 according to the Land Registry.



CONTACTS



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**PANTERA
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Regulated by

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DISCLAIMER

Pantera Property for themselves and for the vendors of this property give notice that:

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Pantera Property has any authority to make or give any representation or warranty in relation to this property.