



**PANTERA
PROPERTY**

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1 Talbot Road

Old Trafford, Manchester, M16 0QN

Offers are invited to acquire this end of terrace commercial building arranged over two floors on the basis of the occupancy status being unknown.

Offers invited £200,000

1 Talbot Road

Old Trafford, Manchester, M16 0QN

- 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
- Suitable for a variety of or alternative uses subject to planning
- Located in the established Old Trafford area of Manchester

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 measures 1,760 sq. ft.

Suitable for a variety of uses subject to planning

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

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.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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



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