

TO LET



GROUND FLOOR COMMERCIAL UNIT APPROX 1,451 SQ FT (135M²)

**2-5 City Point
156 Chapel Street
Salford
Manchester M3 6BF**

- Close proximity to Manchester City Centre
- 1 car parking space
- Highly prominent position
- Heavily trafficked position

LOCATION

The unit is located within the City Point development on the north side of Chapel Street close to its junction with Trinity Way, in close proximity to Manchester City Centre. The unit is situated in a busy position which is heavily trafficked throughout the day.

Salford Central Railway Station is approx. 200m to the south. Victoria Train Station and Metrolink services are around 15 minutes walk to the east.

Chapel Street has seen a large amount of redevelopment in recent years with numerous large apartments developments having been built and others currently underway. All city centre amenities are within easy walking distance.

DESCRIPTION

The property comprises a ground floor commercial unit which has last been used as an office but would also suit retail as well as a variety of other uses (STP). In terms of layout, the office / retail area is largely open plan with partitions to the rear to accommodate WC and kitchen facilities. The Unit is currently in the process of being refurbished and details of such works can be provided upon request.

The unit comes with one car parking space in the secure car park to the rear of the property.

ACCOMMODATION

We have been provided with the following floor area by our client:

1,451 sq ft (135m²)

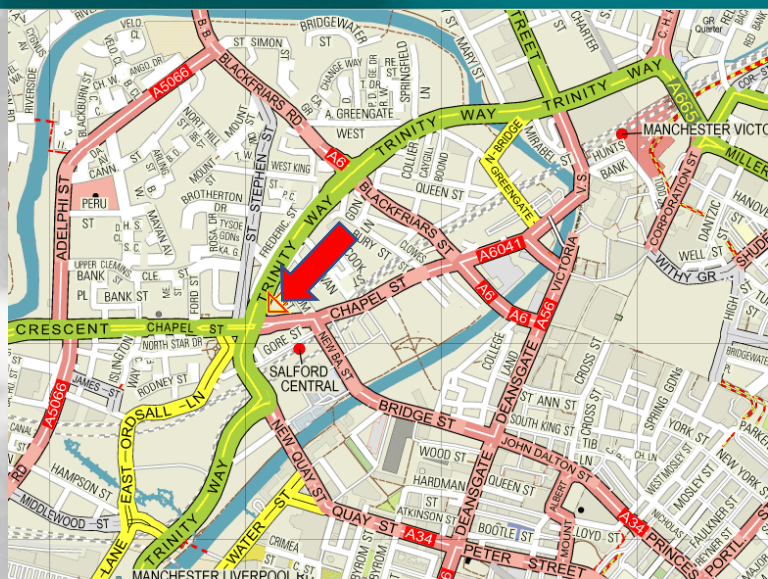
BUSINESS RATES

The current Rateable Value for 2023/24 is £18,500.

The current rates payable for 2023/24 are £9231.50pa

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rental of **£29,000 per annum** (including 1 car parking space).



SERVICE CHARGE/BUILDING INSURANCE

Please note a service charge will be payable together with an apportionment for building insurance.

EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment only with the sole agents:

W T GUNSON

Matt Styles

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Date of Preparation: July 2024