

**TO LET**



## **GROUND FLOOR RETAIL/OFFICE UNIT**

**48.12m<sup>2</sup> (518 SQ FT)**

Unit 1, City Point  
156 Chapel Street  
Salford  
Manchester  
M3 6BF

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



## LOCATION

The property is located on the north side of Chapel Street in a highly prominent position between the junctions of Bloom Street and Trinity Way in Salford on the periphery of Manchester City Centre.

Salford Central Station is approximately 200m to the south with Victoria Station 15mins walk to the east for both rail and Metrolink Services. All City Centre amenities are within easy walking distance.

## DESCRIPTION

The property comprises a ground floor retail/office unit within a modern block of apartments. Internally the space is largely open plan with a separately partitioned meeting room. There is also a small kitchenette, WC and store cupboard. The accommodation benefits from a suspended ceiling incorporating Cat II lighting and internal roller shutter security.

In addition, there is one car parking space included within the secure car park to the rear of the property.

## ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Property Measurement 2<sup>nd</sup> Edition, the area is as follows:-

48.12m<sup>2</sup> (518 sq ft)

## BUSINESS RATES

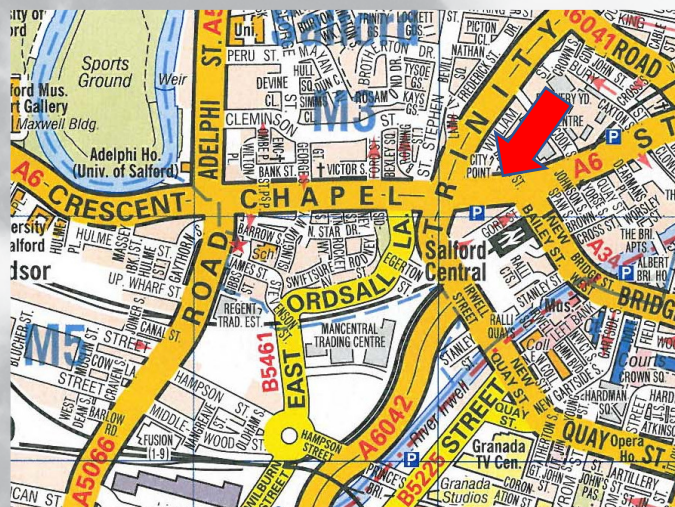
The property has a rateable value of £8,100. Small businesses will be exempt from business rates. Further enquiries should be made direct with the local authority.

## 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 £12,000 per annum (including 1 car parking space).

## EPC

A copy of the EPC is available on request.



## VAT

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

## VIEWING

Strictly by appointment with the sole agents: W T Gunson for the attention of:

**Neale Sayle**

(Email: [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))

**Or**

**Nick Barnes**

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**Tel: 0161 833 9797**

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