

TO LET/  
MAY SELL



## Ground Floor Commercial Unit

Suitable for a variety of uses (STP) including office, training centre, medical, gym, showroom etc

1,377 Sq Ft – 2,750 Sq Ft (127.9m<sup>2</sup> – 255.5m<sup>2</sup>)

**2-5 Citypoint**  
**156 Chapel Street**  
**Manchester M3 6ET**

- Close proximity to Manchester City Centre
- 3 car parking spaces
- Recently refurbished

**0161 833 9797**  
[www.wtgunson.co.uk](http://www.wtgunson.co.uk)



## Location

The premises are located within the City Point 2 residential development fronting Chapel Street, which benefits from high vehicular traffic, and is in close proximity to the junction with Trinity Way.

Salford Central Station is approximately 200m to the south with Victoria Station 15 minutes walk to the east for both rail and Metrolink services.

Other occupiers within City Point include solicitors and estate agents whilst Chapel Street is home to a growing number of independent retailers, cafes and bars including Corridor, The Talking Shop and Lupo. Manchester's Springfields is also less than 5 minutes away so there is no shortage of amenities nearby.

On the opposite car park, planning is sought for 221 residential units (11-15 stories), 557m<sup>2</sup> of ground floor commercial and 206 bedroom 20 storey hotel.

## Accommodation

The premises is a ground floor self-contained modern office premises (suitable for various uses STP), located within the City Point 2 residential development with 3 car parking spaces.

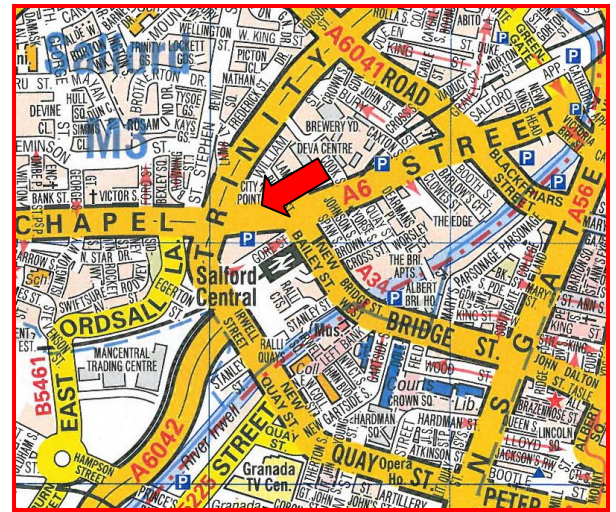
The accommodation is well fitted and has recently been redecorated with new carpeting and perimeter trunking, double glazing, security grills and suspended ceiling.

Suitable uses (subject to planning) include office training centre, medical, gym, showroom or convenience store.

The space also easily converts to provide open plan units of approx 1,377 sq ft (127.9m<sup>2</sup>). The existing layout includes reception, kitchen and a number of small offices/training rooms accessed via a central corridor.

The specification includes:-

- Carpet tiles
- Suspended ceiling
- Perimeter trunking
- Self contained
- Double glazing



## Floor Areas

The accommodation has the following floor areas:-

**Gross Internal Area 3,089 sq ft (286.9m<sup>2</sup>)**  
**Net Internal Area 2,750 sq ft (255.5m<sup>2</sup>)**

Consideration will be given to split the accommodation from suites of c 1,377 sq ft (127.9m<sup>2</sup>).

## 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 rent of £12.50 per sq ft.

## Business Rates

The property is assessed for rating purposes at RV £33,500. The rates payable are £16,515.50 per annum (2015/16 – 49.3p/£).

## 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 prior appointment with the joint agents:

WT Gunson for the attention of Neale Sayle  
([neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))

or Canning O'Neill for the attention of John Nash  
([john@canningoneill.com](mailto:john@canningoneill.com))

Date of Preparation: 17/11/2015