



CHAPEL WHARF

MANCHESTER, M3 5DZ

HIGH QUALITY LEISURE OR RETAIL OPPORTUNITIES

TO LET
AVAILABLE SUMMER 2019



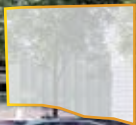
A bouyant economy coupled with superb lifestyle and employment opportunities, has seen Manchester's city centre population jump by 20% in the last decade, offering superb scope for retail and leisure operators.

WELCOME TO CHAPEL WHARF

- The city's premier Build-to-Rent community housing 995 residential apartments
- 2,000 residents on site
- Occupying a prime location immediately adjacent to the 5-star Lowry Hotel
- Approximately 2,000 HMRC employees within 300m
- Superb variety of units available for a coffee shops, restaurants and retail (sizes ranging between 721 - 1900 sqft) (Classes A1 - A5, B1, D1 and D2)



COMMERCIAL UNIT
No.2





COMMERCIAL UNIT
No.4

COMMERCIAL UNIT
No.1

Godfather



THE NEIGHBOURS

As the engine of the Northern Powerhouse, Manchester is a magnet for young, mobile professionals from across the UK and beyond.

Situated next to the 5-star Lowry Hotel and nearby Spinningfields business district, the Chapel Wharf development benefits from both a high-volume passing trade and a captive customer-base right on the doorstep.



5

Minute walk from
Salford Central



375

Contract parking spaces
on-site



955

High quality residential
units on-site



2,000

Residents living at
Chapel Wharf



30,000

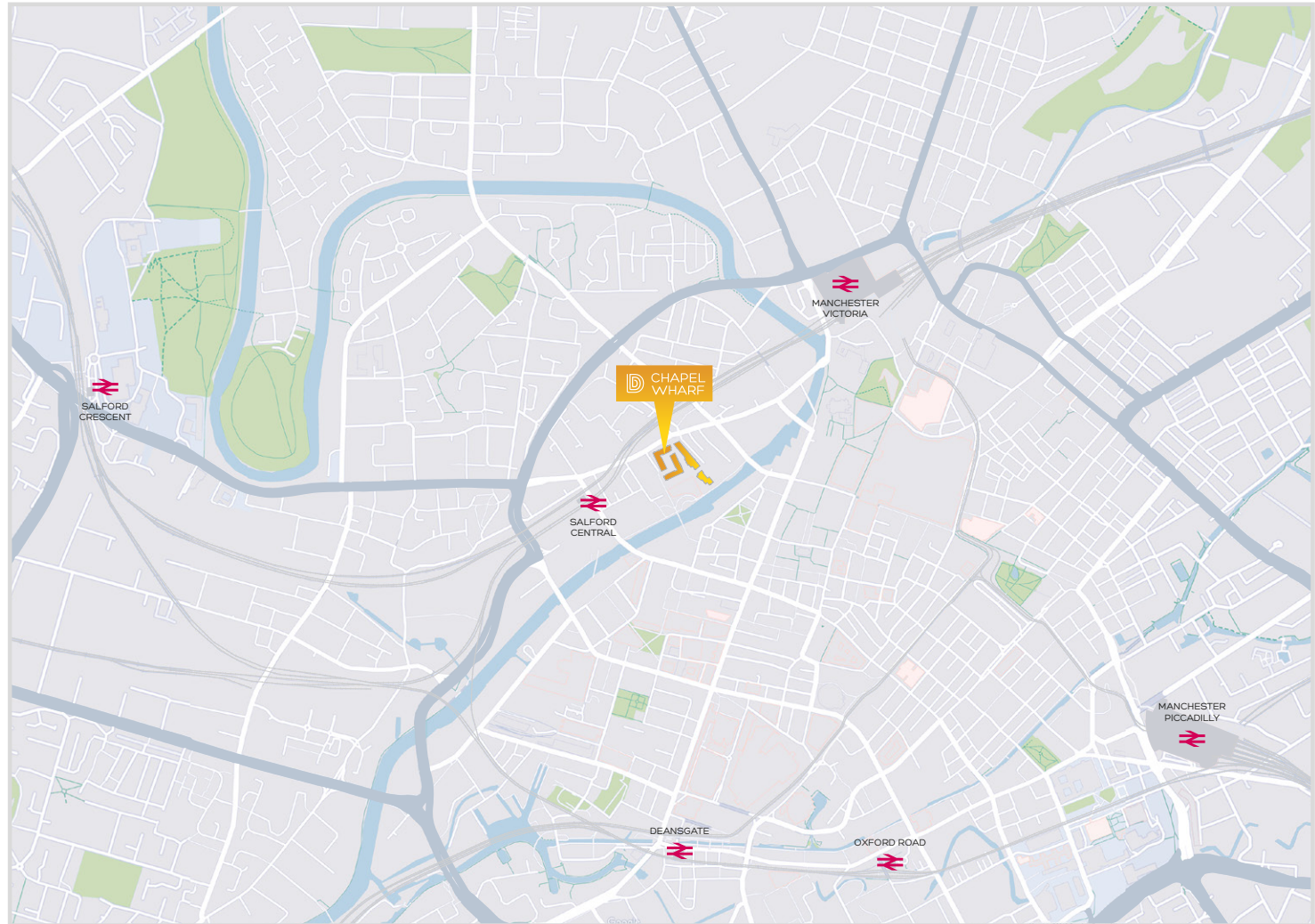
Employees working
within 750m

LOCATION

CLICK THE BELOW
OPTIONS TO VIEW
MORE DETAILED
MAP INFORMATION

OVERLAYS

ZOOM



ACCOMMODATION

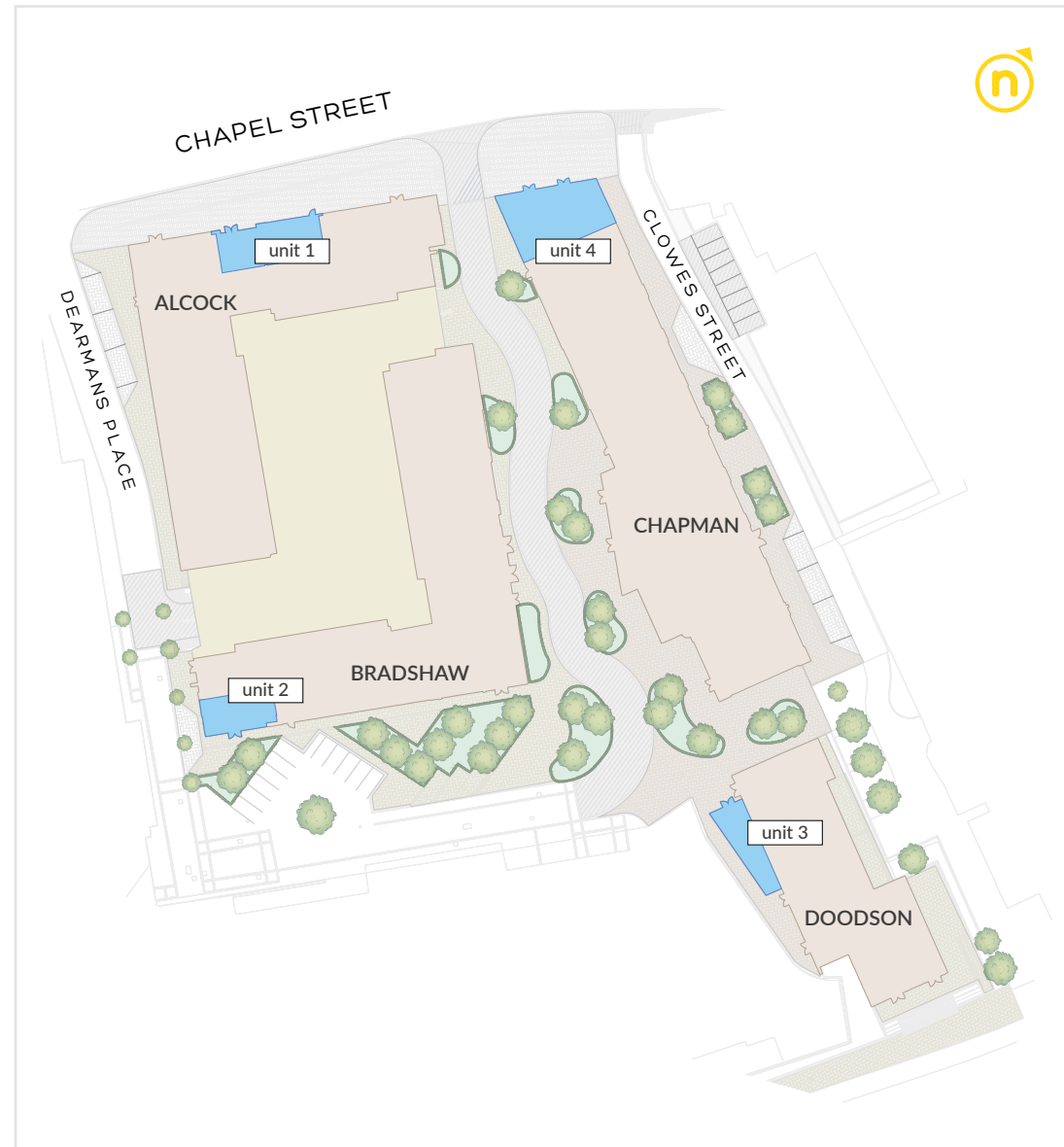
Comprising four high-quality ground floor units in a prime location with high levels of passing footfall, this is an excellent opportunity for retailers, restaurant/cafe operators seeking an opportunity in this highly sought-after location.

Operators will benefit from an on-site customer base of approximately 2,000 residents living at Chapel Wharf in addition to the approximately 2,000 employees working at the HMRC offices on Dearmans Place, which currently offers little in the way of local amenity.

ACCOMMODATION SCHEDULE

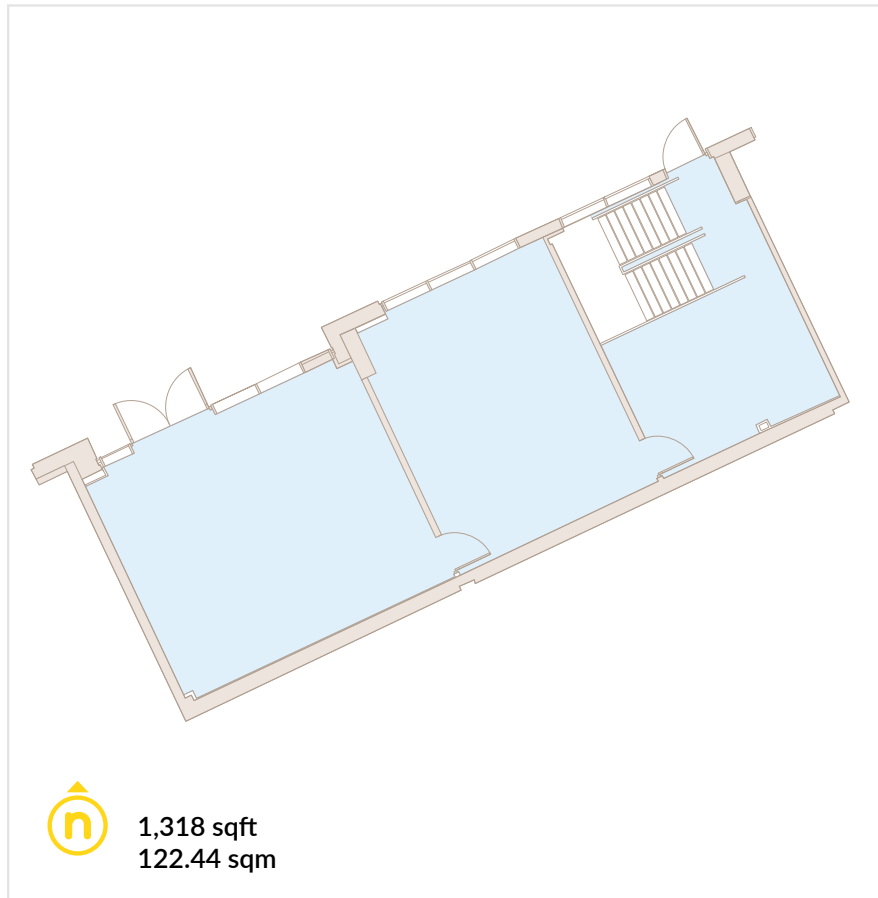
UNIT	AREA (sqft)	AREA (sqm)	Availability
unit 1*	1,318	122.44	Early 2020
unit 2	721	66.98	Summer 2019
unit 3	745	69.21	Winter 2019
unit 4	1,900	176.51	Winter 2019

*Potential for mezzanine

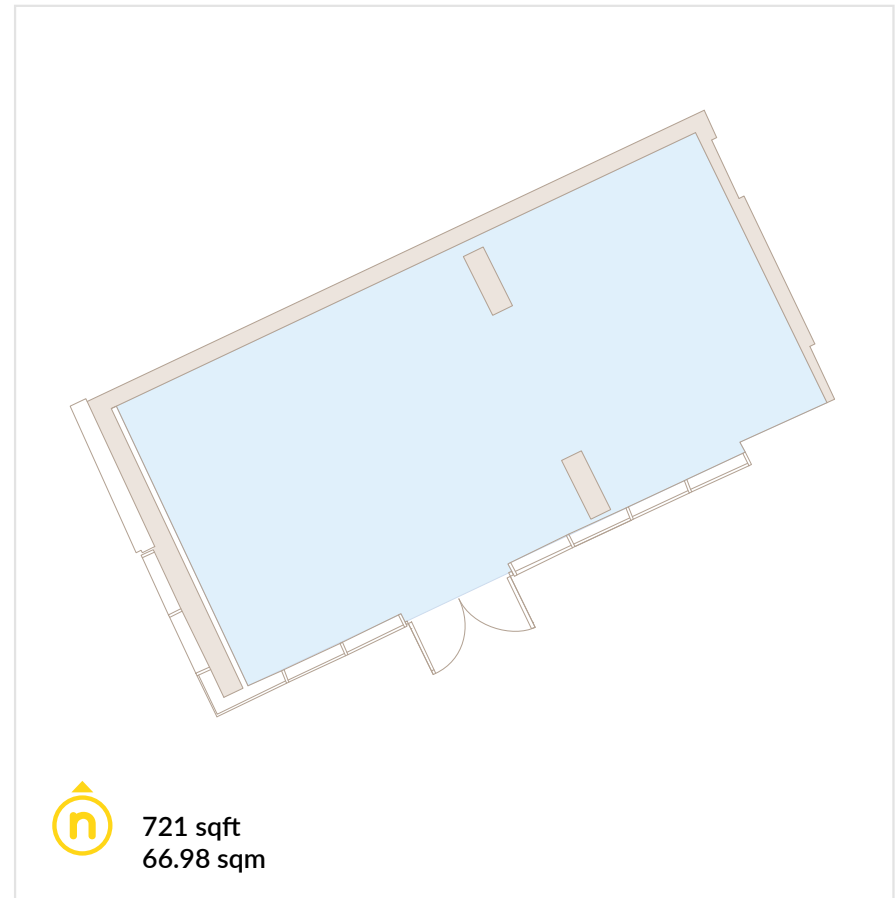


LAYOUTS

UNIT 1

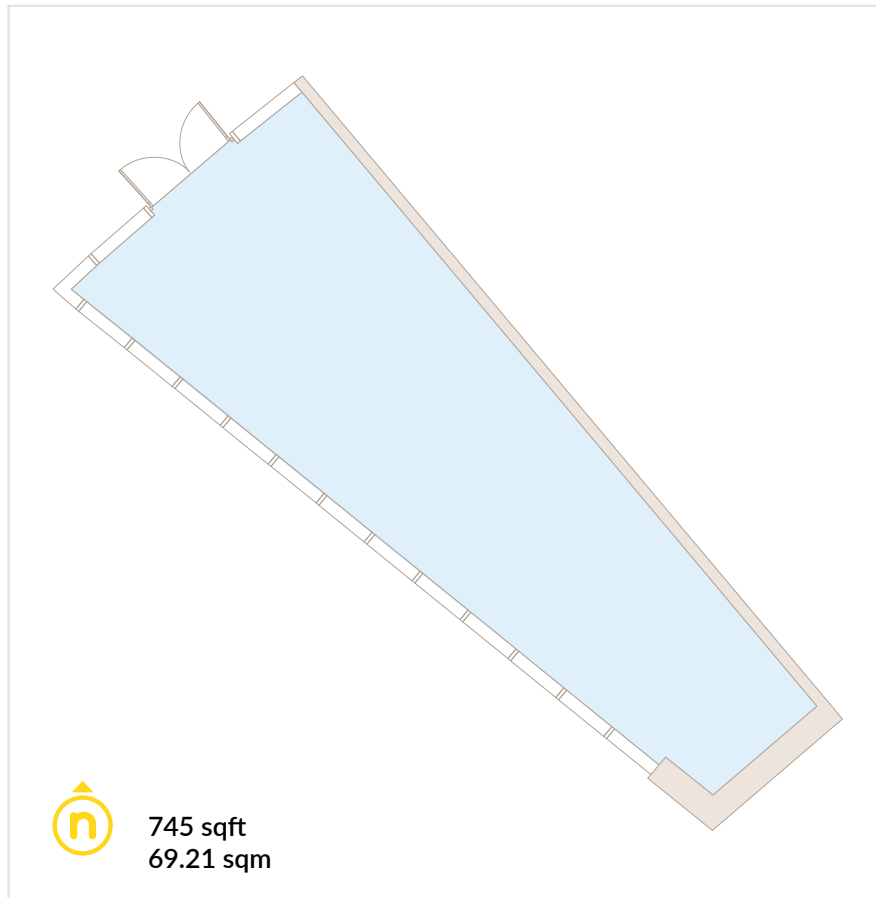


UNIT 2

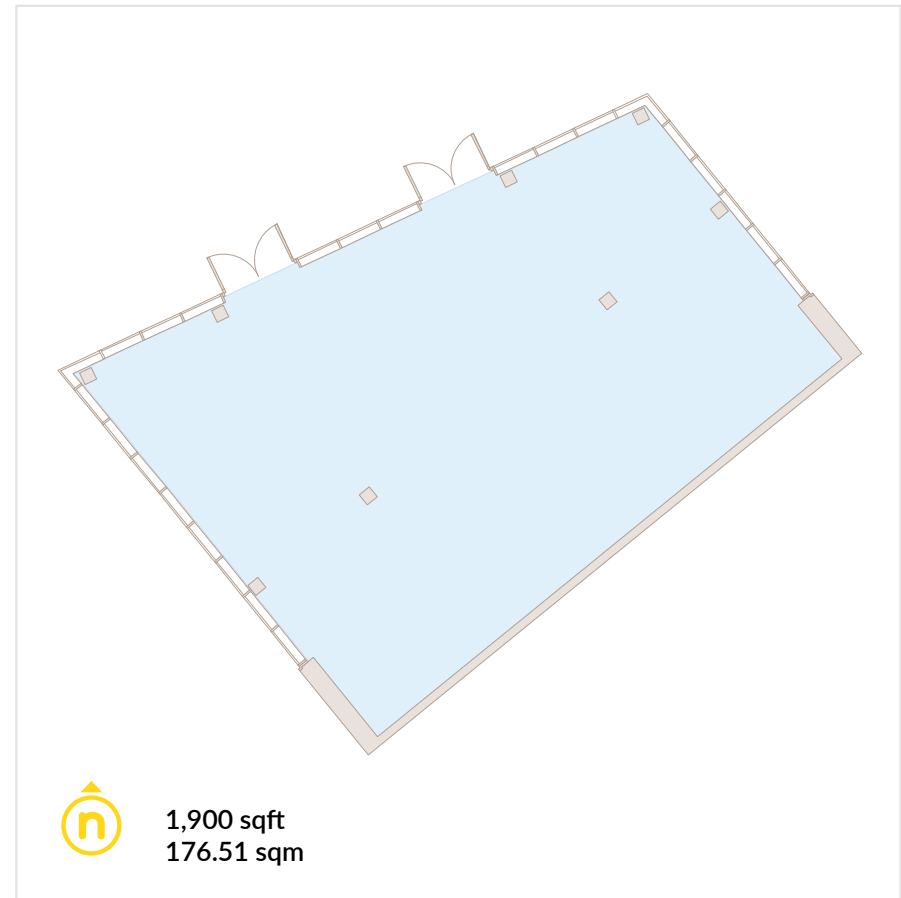


LAYOUTS

UNIT 3



UNIT 4



TERMS

TERMS:	Units available by way of full repairing and insuring leases for a term to be agreed
RENT:	Available upon request
AVAILABILITY:	Please refer to accommodation schedule
PLANNING:	All premises have consent for Classes A1 - A5, B1, D1 and D2
RATES:	Interested Parties are advised to verify with the Local Rating Authority (www.voa.gov.uk)
VAT:	All prices and rents quoted are exclusive of but may be liable to VAT
COSTS:	Each party is to be responsible for their own legal costs
EPC:	Available upon completion of development
VIEWING:	Strictly by appointment with the agent



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