

# SALFORD

## RETAIL/LEISURE UNIT 4

The Filaments, 217 Chapel St,  
Salford M3 5PA

**LYONS  
THOMPSON  
LETT'S**

PROPERTY CONSULTANTS



### Location and Description

The Filaments is a brand new mixed-use development ideally situated next to Salford Central station.

This well-connected scheme will comprise of 376 apartments with a mixture of one, two and three bedroom apartments as well as six townhouses to rent.

The development comprising of two buildings with six retail and leisure units at ground floor creates an internal pedestrian piazza perfect for outdoor seating.

Unit 4 is a large unit fronting the piazza and has a outside seating area.

### Lease Details and Rent

The premises are available by a way of a new effective FRI lease for a term of of years to be agreed.

**The quoting rent is £29,500 per annum exclusive**

A service charge is payable. Further information on request.

### Accommodation

The premises comprise the approximate following floor area:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,231 sq ft	114.4 sq m

### Business Rates

The rates have not yet been assessed. Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

### VAT and Costs

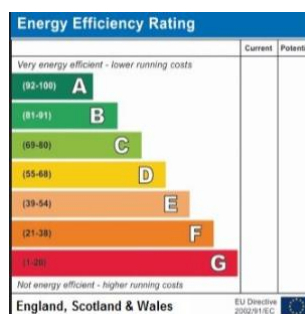
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

### EPC

A full copy of the EPC is available upon request.



### All Enquiries

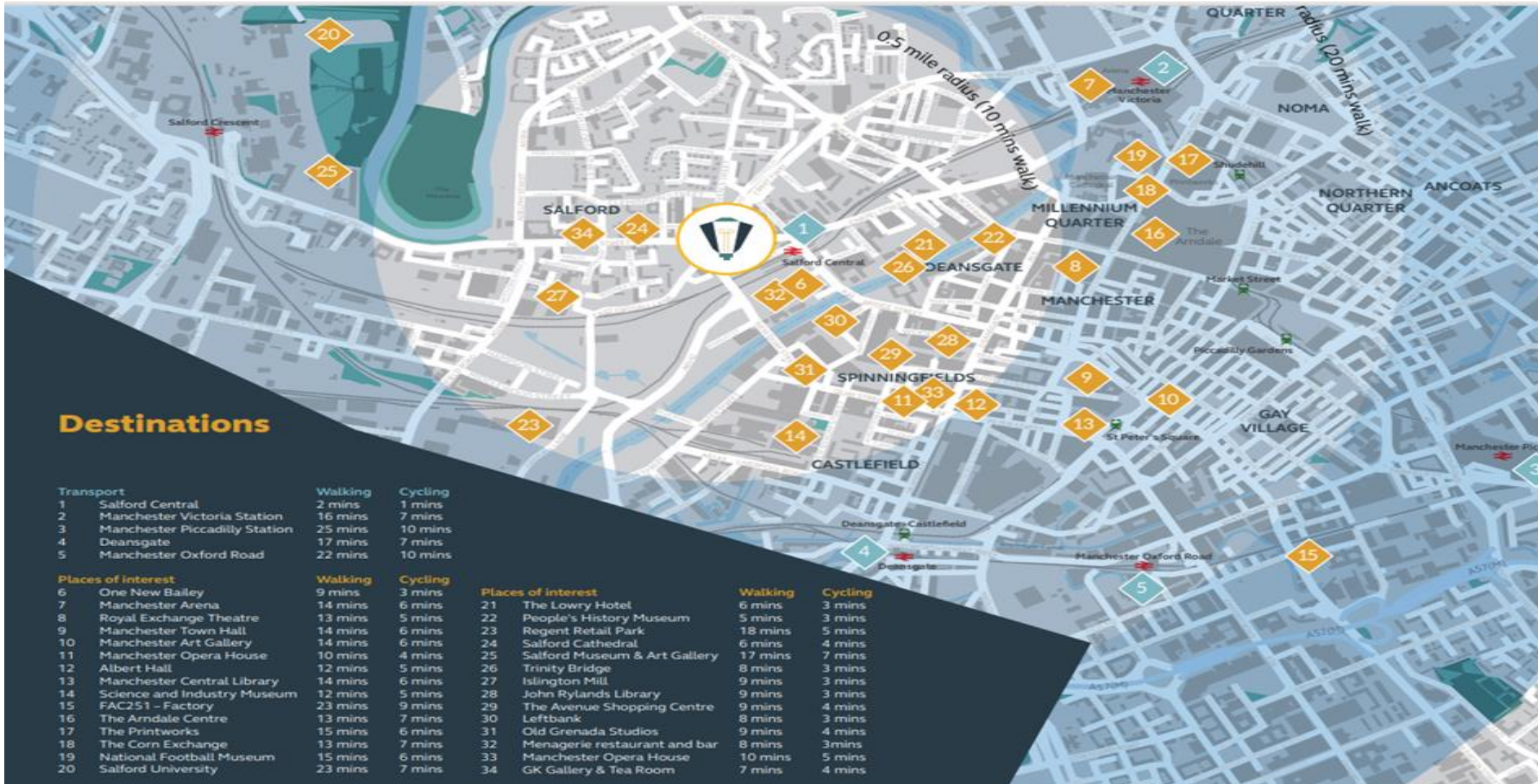
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**0161 260 0062**

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### Commercial overview

Unit 1	1,069 sq ft	99.21 sq m
Unit 2	828 sq ft	76.92 sq m
Unit 3	426 sq ft	39.57 sq m
Unit 4	1,231 sq ft	114.36 sq m
Unit 5	1,332 sq ft	123.74 sq m
Unit 6	2,940 sq ft	273.13 sq m



May 2021. Subject to Contract.

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