

SALFORD

RETAIL/LEISURE UNIT 4

The Filaments, 217 Chapel St,
Salford M3 5PA

**LYONS
THOMPSON
LETT**

PROPERTY CONSULTANTS



Accommodation

The premises comprise the approximate following floor area:

FLOOR AREA	SQ FT	SQ M
Ground floor	2,940 sq ft	273.1 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

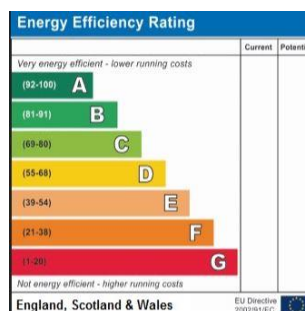
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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.



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 double fronted unit fronting Chapel Street.

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 £65,000 per annum exclusive

A service charge is payable. Further information on 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	2,940 sq ft	273.13 sq m
Unit 5	1,231 sq ft	114.36 sq m
Unit 6	1,332 sq ft	123.74 sq m



May 2021. Subject to Contract.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

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