

SALFORD

UNIT TO LET – NO HOT FOOD ALLOWED (A3/A5)

Unit 3, Vimto Gardens, Chapel St,
Salford, M3 5JF

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The subject premises are located on Chapel Street, Salford; one of the principal arterial routes into Manchester City centre. The area is undergoing a £650 million regeneration with over 50 acres being redeveloped for new housing and commercial uses.

The premises form part of Vimto Gardens, a new residential development comprising 83 apartments and 14 townhouses. Adjacent to the development is the new Atelier residential scheme that provides a further 167 apartments and 14 townhouses. There is also 11,000 sq ft of ground floor space, much of which is already under offer.

The premises are situated adjacent to Vero Moderna Italian deli / bar and Thornley Groves Estate Agents. Other occupiers in close proximity include Co-op, Porta Wine & Tapas Bar and Deli-Lama Café Bar.

Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent is £27,500 per annum.

A service charge is payable. Further information on request.

Accommodation

The premises are arranged over ground floor only and comprise the approximate following internal floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,270 sq ft	118 sq m

Business Rates

Rateable Value (2017): £15,500

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT and Costs

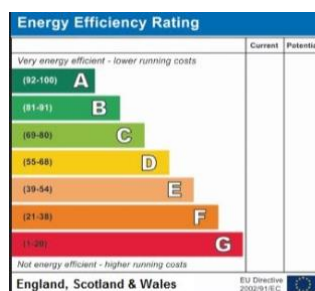
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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.



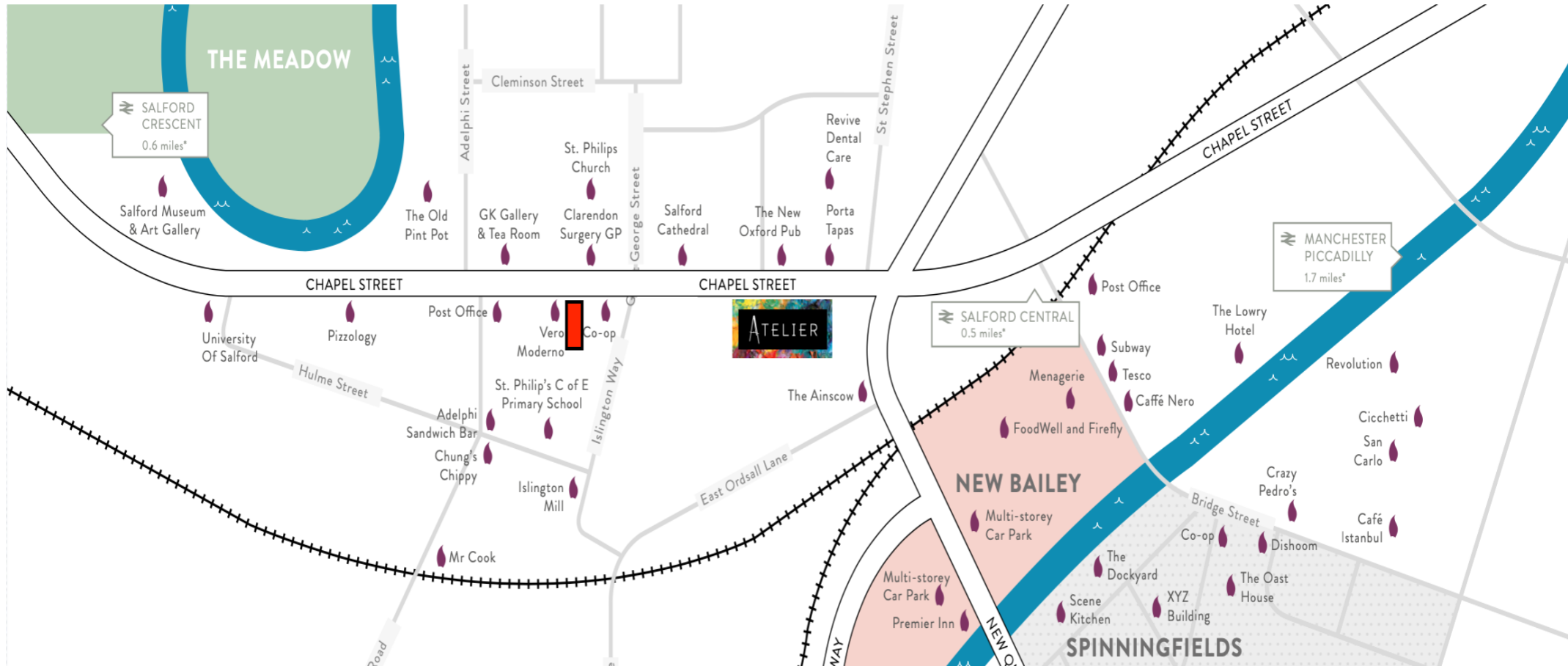
All Enquiries

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5JF



January 2022.

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.