

**CHAPEL WHARF**



**D.L.**

**M3 5DZ**

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**HIGH QUALITY LEISURE OR RETAIL OPPORTUNITIES  
AVAILABLE TO LET IN MANCHESTER**

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**DANDARA**

LIVING



# WELCOME TO CHAPEL WHARF

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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.

- 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 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.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



995

High quality residential units on-site



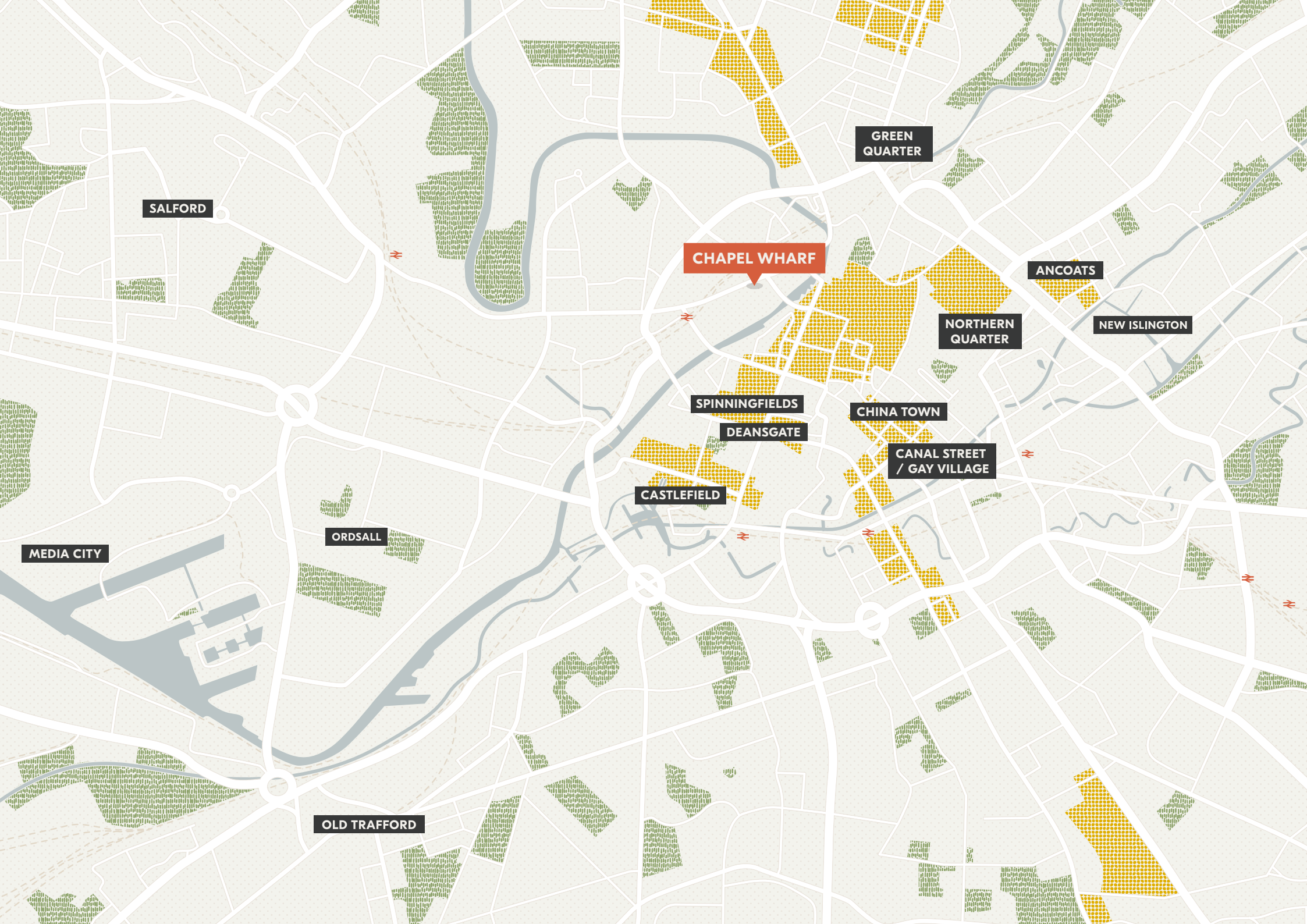
2,000

Residents living at Chapel Wharf



30,000

Employees working within 750m



SALFORD

MEDIA CITY

ORDSALL

OLD TRAFFORD

CHAPEL WHARF

SPINNINGFIELDS

DEANSGATE

CASTLEFIELD

GREEN QUARTER

ANCOATS

NORTHERN QUARTER

NEW ISLINGTON

CHINA TOWN

CANAL STREET / GAY VILLAGE

# ACCOMODATION

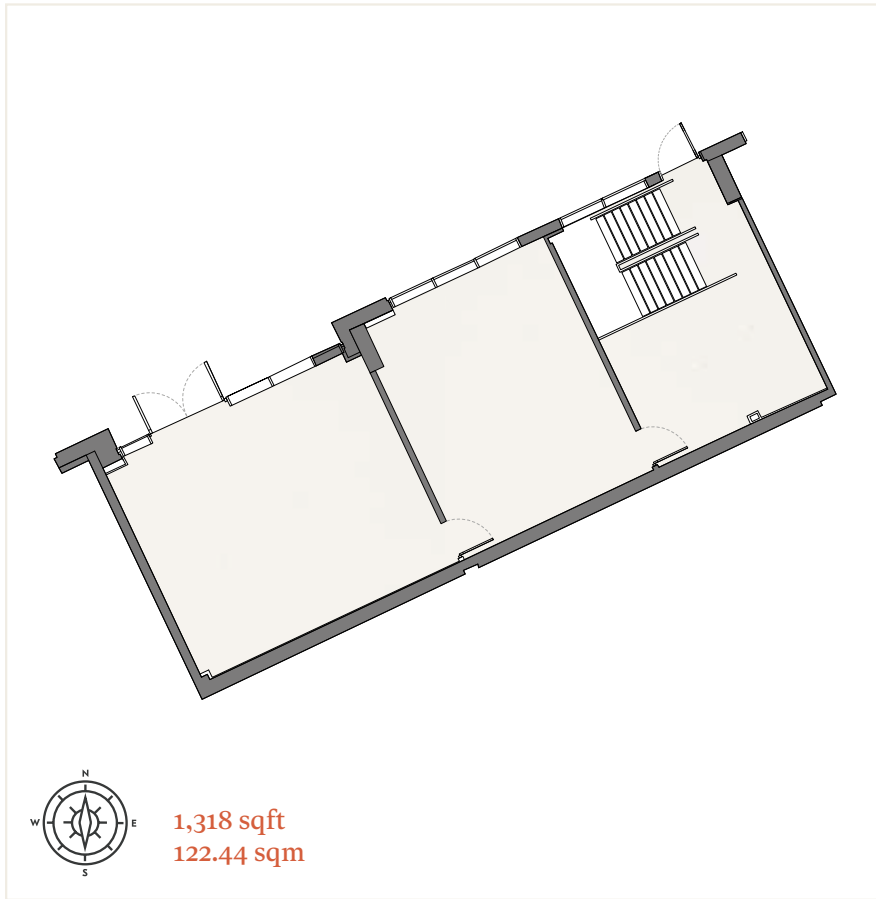
Comprising four high-quality ground floor units in a prime location with high levels of passing footfall, this is an excellent opportunity for retailers, restaurant/cafe operators seeking an opportunity in this highly sought-after location.

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.

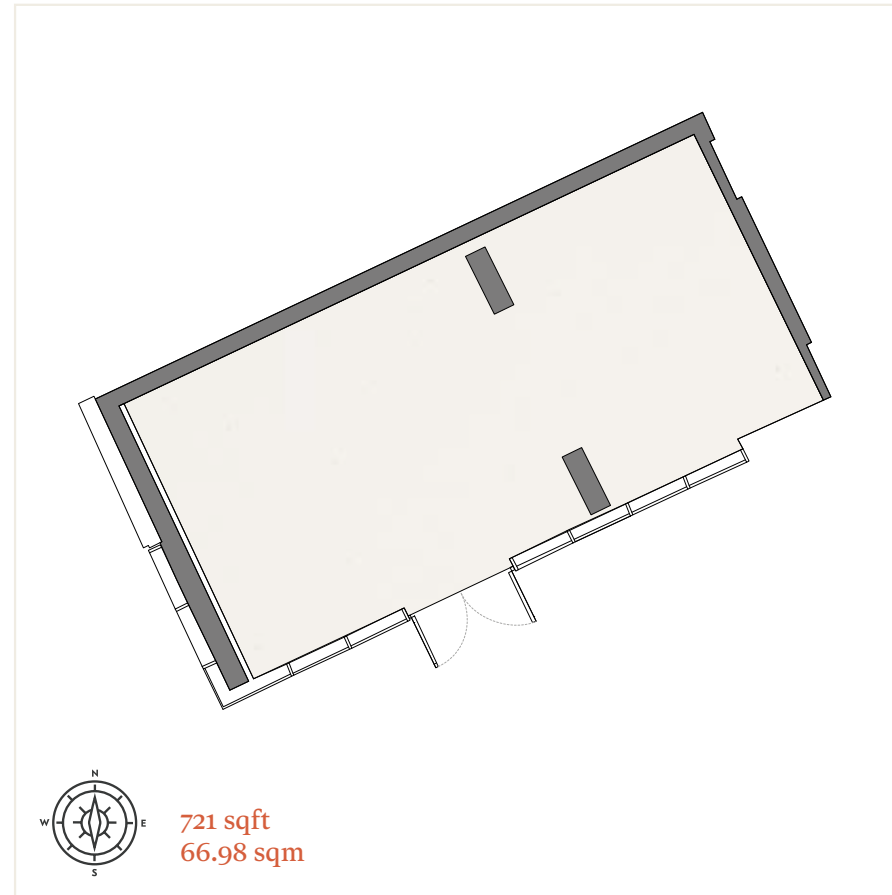


# LAYOUTS

## UNIT 1



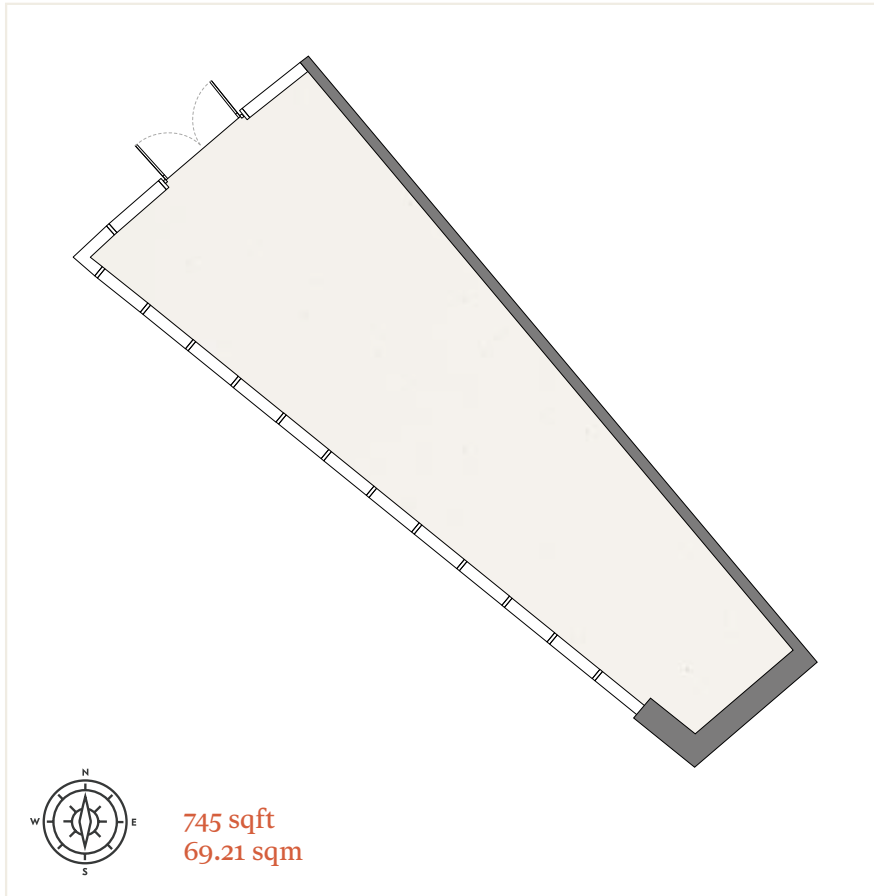
## UNIT 2



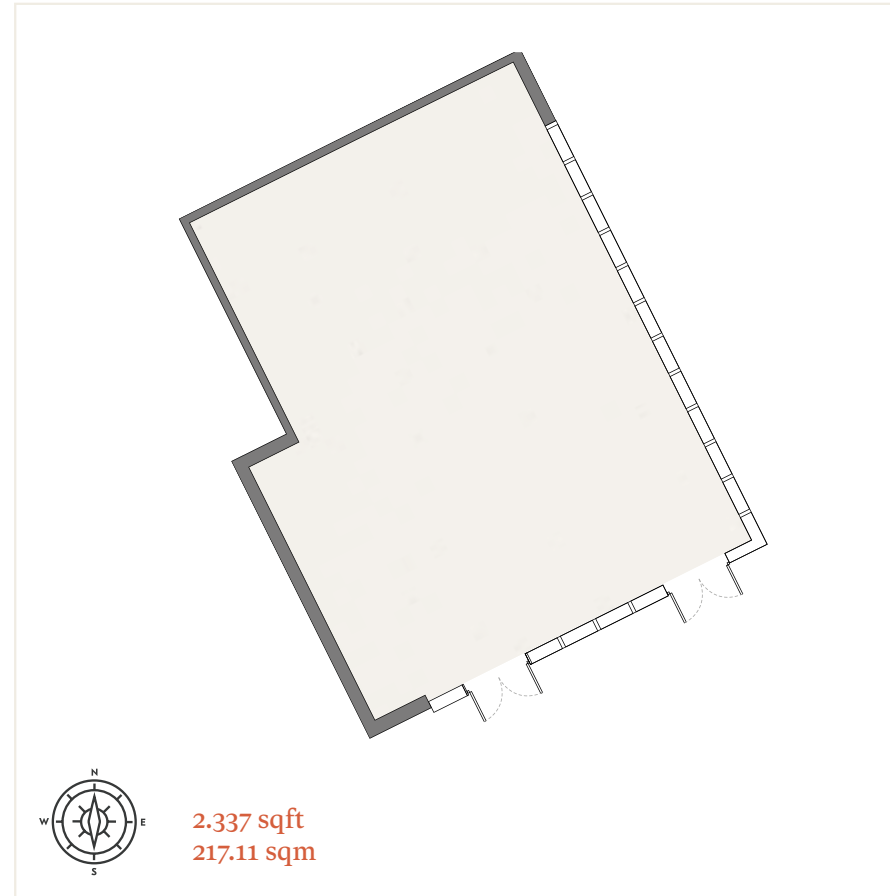


# LAYOUTS

## 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](http://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



MACCHIATO	2.50	2.50
LATTE	3.00	2.50
MOCHA	3.25	4.00
COLD BREW	2.50	4.50
HOT TEA	2.25	4.50
<b>HOT CHOCOLATE</b>		
8oz	12oz	16oz
2.50	3.50	4.50
+50¢ HOUSE SYRUP		
vanilla / caramel / peppermint		
<b>BEVERAGE</b>		
ORANGE JUICE	2.00	
LEMON JUICE	2.00	
ICED TEA	2.00	
SMOOTHIES	3.25	
strawberry / apple / mix fruits	3.50	
ITALIAN SODA	3.00	
MINERAL WATER	1.75	
sparkling		
<b>SWEET &amp; PASTRIES</b>		
FRESH BAKED DAILY		

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