

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## TO LET Arch Retail Units

Chapel Walks, Chapel Street,  
Manchester M3 5DW

CONTACT

**Russell Smith**

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**Thomas Ball**

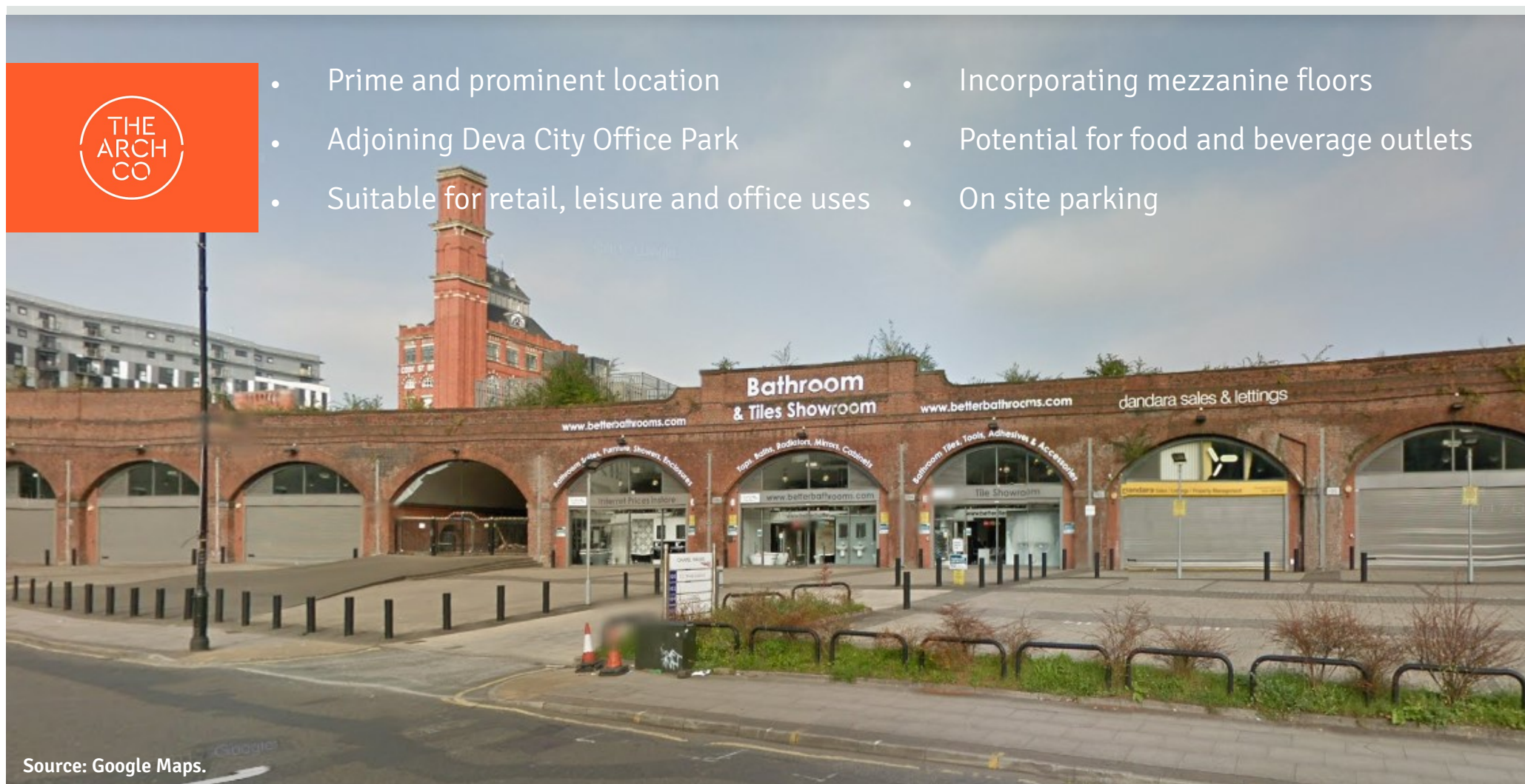
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**Adam Cleator**

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- Prime and prominent location
- Adjoining Deva City Office Park
- Suitable for retail, leisure and office uses
- Incorporating mezzanine floors
- Potential for food and beverage outlets
- On site parking



Source: Google Maps.

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### Location

Chapel Walk comprises eight prominent adjoining railway arch units located on Chapel Street in Salford, approximately 5 minutes walk from Spinning Fields/Deansgate and 10 minutes walk to Manchester Central. Salford Central and Victoria Stations are within a short walk and provide rail, bus and Metro Link services.

The immediate area has seen significant new development with nearby schemes including **The Lowry Hotel** and Chapel Wharf residential development by Dandara Group, with 995 luxury apartments, directly opposite.

Immediately to the rear (accessed via an interconnection walkway) is Deva City Office Park, a period style unique courtyard environment with 60,000 sq ft of offices and parking.

### Description

The arches have all been fully refurbished with some providing full or part mezzanine floor space. Each unit has fully glazed frontage with security shutters and rear access.

Internally the units offer disabled/separate WC facilities along with a kitchen. Each unit has demised parking spaces to the front of the arches in the private off-road/court yard.

### Tenure

New leases are available on The Arch Co's Standard Tenancy Agreement. Details on application.

### Property Insurance/Service Charge

Each unit is subject to a contribution payment by the Tenants towards Insurance & Service Charges. Details on application.

### User Planning

Each unit has the benefit of use for offices/retail or leisure use.



Source: Property Week. Potential use for Arches.



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Unit	Ground Floor	Raised G/F	Mezzanine
Unit 100	110.29 sq m (1,187 sq ft)	44.58 sq m (479 sq ft)	84.08 sq m (905 sq ft)
Unit 102	<b>LET TO SPECTRON LED</b>		
Unit 104	105.07 sq m (1,130 sq ft)	106.80 sq m (1,150 sq ft)	72.50 sq m (780 sq ft)
<b>Unit 106—under offer</b>	<b>247.95 sq m (2,668 sq ft)</b>	<b>n/a</b>	<b>154.63 sq m (1,664 sq ft)</b>
<b>Unit 108—under offer</b>	<b>231.90 sq m (2,496 sq ft)</b>	<b>n/a</b>	<b>150.72 sq m (1,622 sq ft)</b>
Unit 110	<b>LET TO DELINEO</b>		
Unit 112	<b>LET TO F45 GYM</b>		
Unit 114	158.99 sq m (1,711 sq ft)	57.17 sq m (615 sq ft)	116.76 sq m (1,256 sq ft)

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).



Source: Google Maps.



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### Energy Performance

Details available upon request.

### Rating

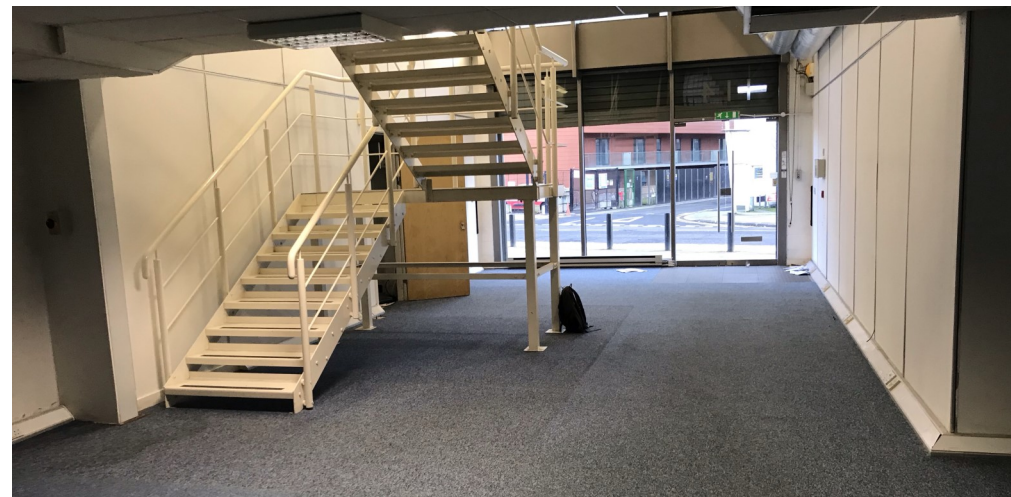
Details on application. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agent.



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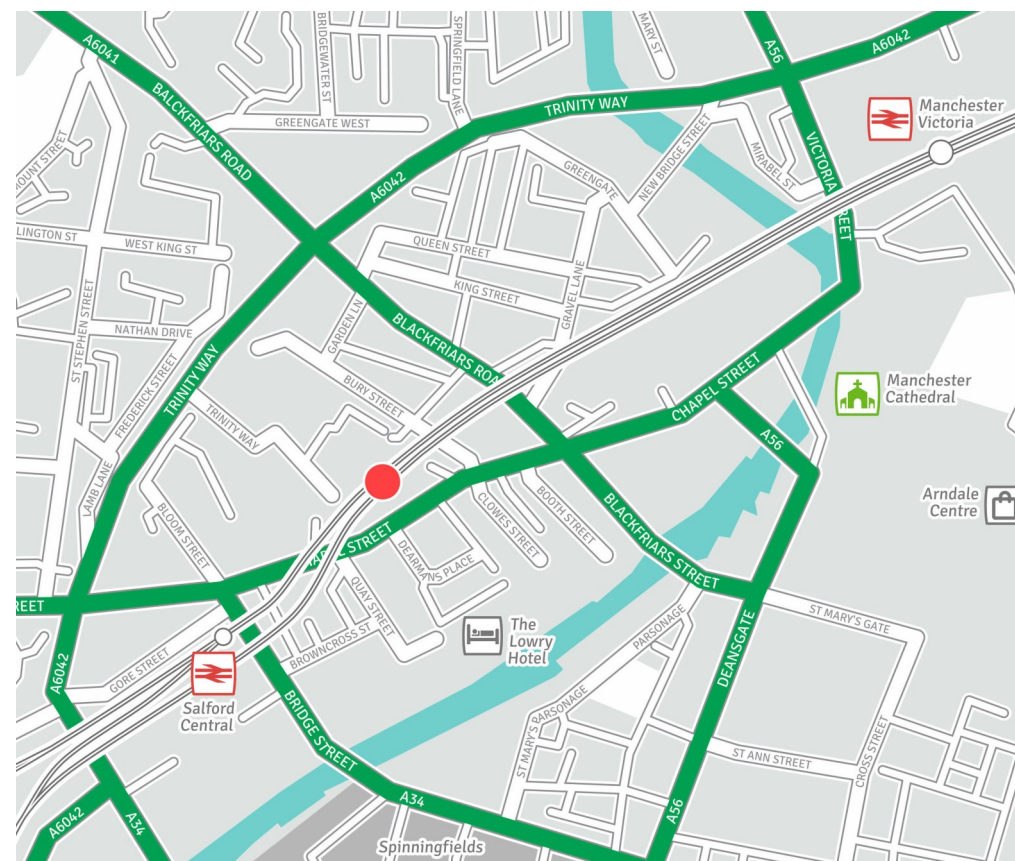
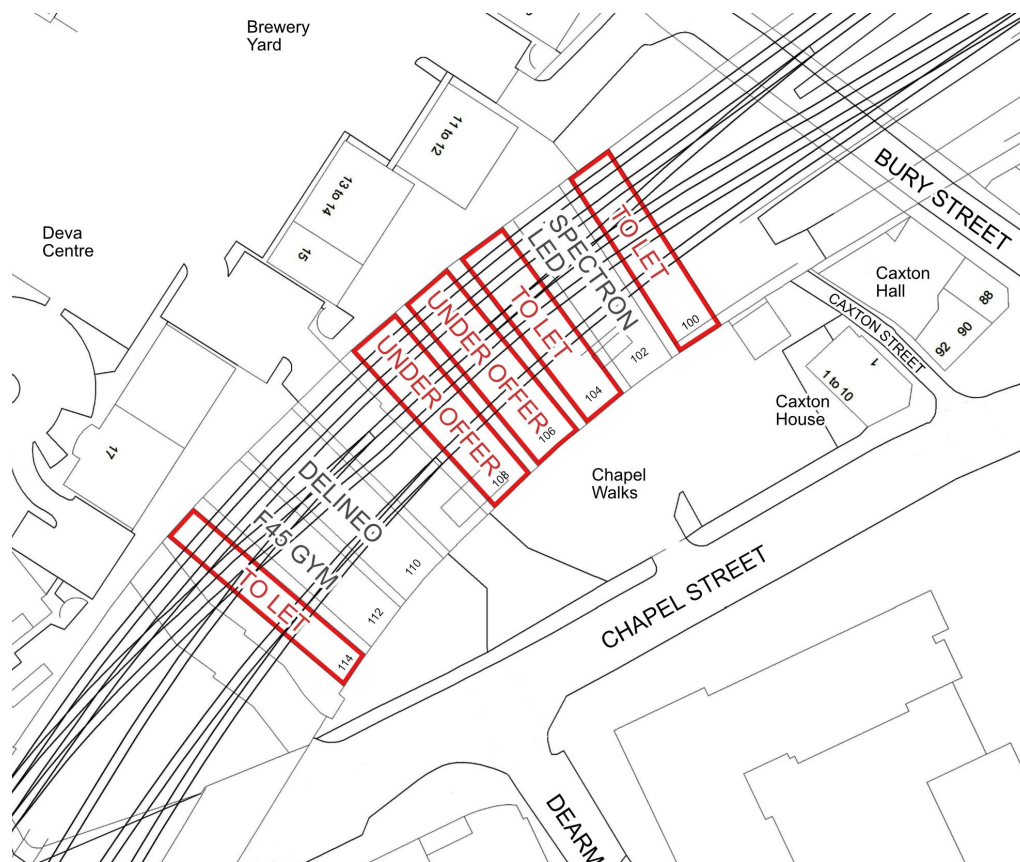
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