

ATELIER

CHAPEL STREET, SALFORD, M3 5JY



NEW RETAIL AND LEISURE OPPORTUNITY

10,500 Sq Ft of retail, leisure and commercial space.
Split into 8 units of varying sizes, offering good flexibility.



CHAPEL STREET IS A DESTINATION IN ITS OWN RIGHT

Chapel Street lies at the heart of the £650 million Salford Central regeneration scheme which is transforming over 50 acres of the city into a vibrant new hub.

Atelier is a new mixed-use development on Chapel Street, the most up and coming quarter of Salford. The development will be home to 167 inspiring apartments and 11 townhouses. The ground floor, once completed, will provide circa 10,500 Sq Ft of retail, leisure and commercial space split into units of varying sizes, offering good flexibility.

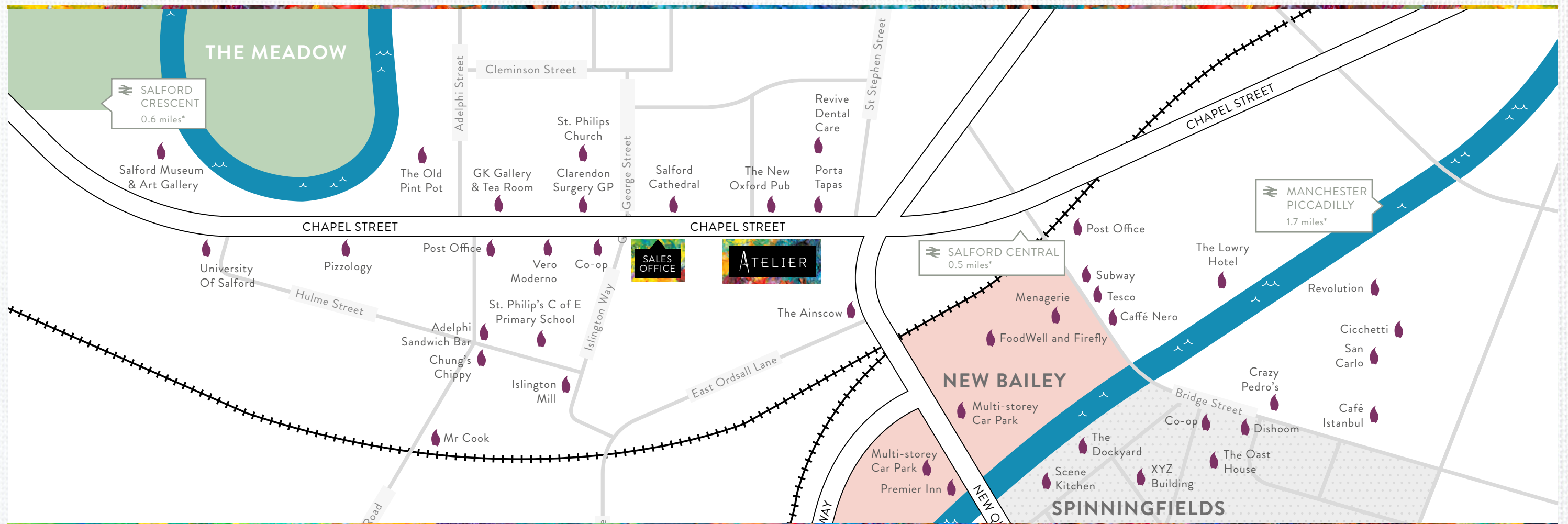
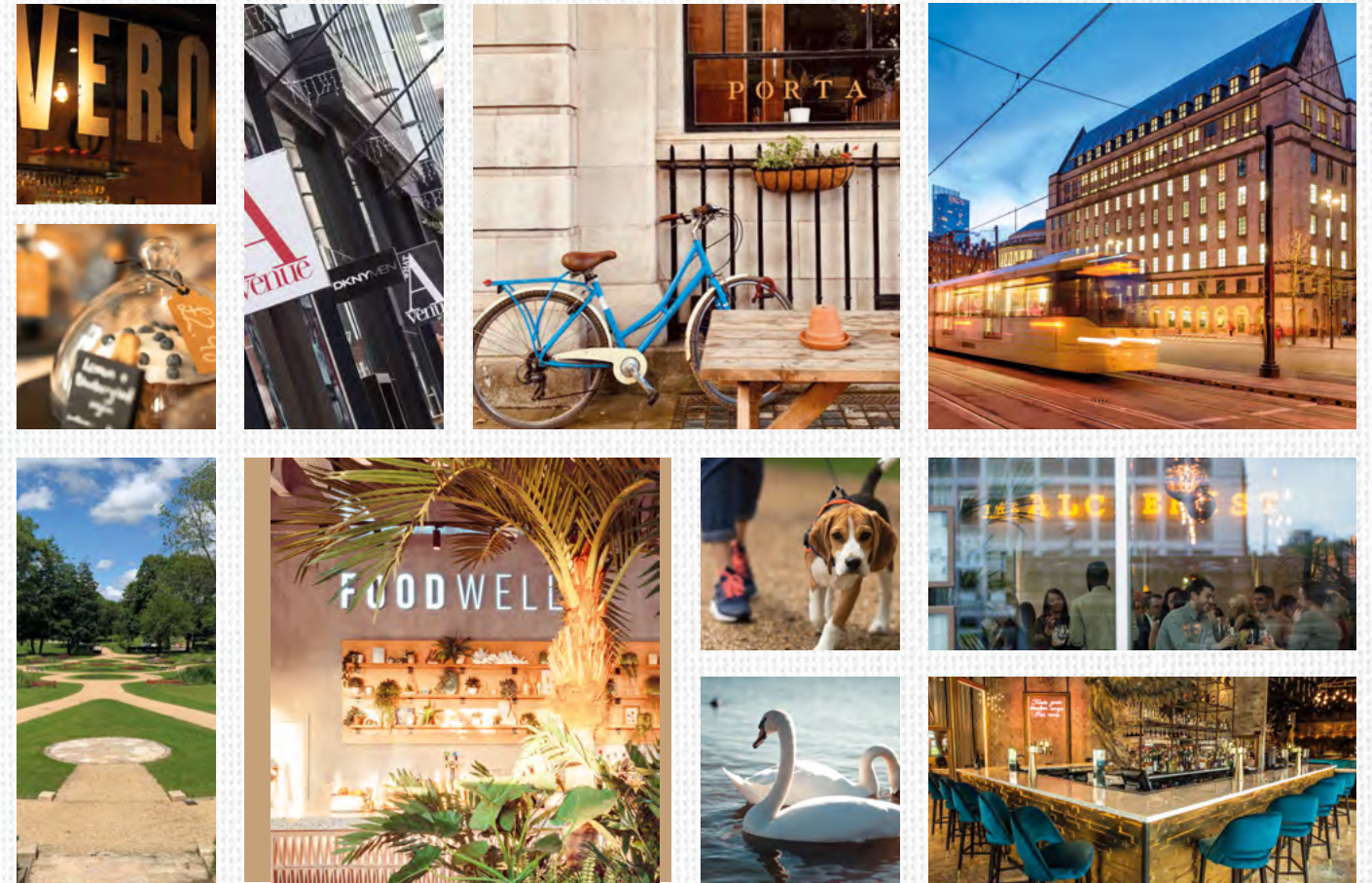
The units are prominently located and highly visible, fronting Chapel Street and benefitting from high volumes of passing traffic along this main arterial route into Manchester city centre. The units also benefit from wide pedestrian pavements and high footfall from the local residents.

A VIBRANT PLACE TO DO BUSINESS

Chapel Street is home to an array of independent bars, cafes and shops making it a haven for creative people, independent thinkers and a place where city living, business and leisure collide. It is a cool and quirky community, Salford's very own 'Eclectic Quarter' with a mix of industrial and contemporary buildings.

Chapel Street is the main corridor connecting the University of Salford with New Bailey, a brand new riverside development, linking to Manchester city centre.

- 0.25 mile drive to the inner ring-road and 15 miles to the M56/M6
- Under a mile to Salford Central Station and Salford Crescent
- 2 miles away from Manchester City Centre and Manchester Victoria Station
- 2 miles to the Metrolink, connecting you to 93 destinations



UNIT SIZES TO SUIT YOUR BUSINESS



A BRUSH WITH BRILLIANCE

The units will be ready for handover and shopfitting in October 2021.
They will be available to let on new leases for a term of years to be agreed.

Rents and plans are available on request.

Security rated aluminium curtain walling to shop frontage

Concrete floor slab left 100mm low, ready for tenant build up and finish

Exposed blockwork and concrete to internal walls, ready for tenant linings

Insulated soffit with black felt finish

Security rated steel fire escape doors to the rear

**Minimum 1 below ground drainage connection per unit
40-80KV a electrical supply (dependant on size of unit)**

0.5 litres per second water supply (1 litre per second for class A3 units)

150kW gas supply (to class A3 units only)

BT ducting infrastructure installed

Virgin Media ducting infrastructure installed

Access to communal bin stores located within rear courtyard area

Please request individual unit plans for
specific incoming service and drainage sizes/locations

MAKE YOUR MARK

**For further information please contact
Beth Galvin or Darren Moorhouse on
0161 850 7788**

Beth Galvin

0161 850 9771

07775875600

beth@kingstreetcommercial.com

Darren Moorhouse


0161 850 1699

07778159922

darren@kingstreetcommercial.com



ATELIER-HOMES.CO.UK

 /ATELIERHOMES  @ATELIER_HOMES  @ATELIER_HOMES