

FOR SALE

GRADE II LISTED PLACE OF WORSHIP PREMISES - 907.26 M² (9,766 SQ FT)

SUMMARY:

- Periphery of Manchester City Centre
- Ample parking available close by (pay & display)
- Salford Central Rail Station in close proximity
- All city centre amenities within easy reach
- May suit a variety of uses subject to obtaining any necessary consents



FORMER CHAPEL ST & HOPE UNITED REFORMED CHURCH, 146 CHAPEL STREET, SALFORD M3 6AF

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk



LOCATION & REGENERATION CONTEXT

The property is located on the north side of Chapel Street close to its junction with Bloom Street/New Bailey Street in Salford. Chapel Street, positioned on the edge of Manchester city centre, has undergone significant regeneration as part of the wider Salford Central and riverside redevelopment. This transformation has converted what was previously a mix of underutilised land and older buildings into a modern, mixed-use urban corridor.

The area now benefits from contemporary residential towers, hotels, office space, and retail offerings, alongside enhanced public realm, landscaped routes, and improved connectivity to key districts such as Spinningfields and Deansgate. These developments have established Chapel Street as a vibrant extension of the city centre, supporting a blend of city living, commercial activity, and leisure within an active accessible, and architecturally modern environment.

DESCRIPTION

The property comprises a Grade II listed former place of worship of brick construction beneath a pitched slate roof. The accommodation is arranged over ground, lower ground and part mezzanine floor. The property has formerly been used as a church/community building but may suit a variety of uses subject to obtaining any necessary consents. The property was originally built in 1819 but substantially rebuilt in recent years except for the original façade.

PLANNING & HERITAGE

- Full Listed Building Consent is in place for the refurbishment of the property (Details available on request).
- The building falls under **Use Class F**, which allows for a wide range of community and institutional uses, including:
 - Education facilities
 - Art display and cultural use (e.g. museums, galleries)
 - Public halls and exhibition space
 - Places of worship or community use
 - Libraries and reading rooms
 - Law courts

Additionally, **Use Class F2** supports:

- Local community retail (essential goods)
- Meeting halls and community spaces
- Indoor and outdoor recreational use
- Sports and leisure facilities, including swimming pools or skating rinks

Whilst this is the current class use, alternative uses are available subject to PP and LBC.

LICENSING

- The property benefits from an existing premises licence, including alcohol permissions as well as a music and entertainments license.
- Licensed hours extend to 1:00am generally, with extended operation until 4:00am twice per month.

ACCOMMODATION

Gross internal area of the property is as follows:-

Ground Floor	4,420 sq ft
Lower Ground including Cavern areas	4,609 sq ft
Mezzanine Floor	737 sq ft
Total	9,766 sq ft

TENURE

The property is held freehold under title no LA96692.

PURCHASE PRICE

Offers in excess of **£1.4m**.

VAT

VAT is not applicable.

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EPC

The property has an EPC rating of B.

DATA ROOM

A data room is available containing planning, floor layout, title information etc.

Please request access from WT Gunson.

VIEWING

By appointment with the sole agents:-

W T GUNSON

Neale Sayle neale.sayle@wtgunson.co.uk

Josh Hill josh.hill@wtgunson.co.uk



TEL: 0161 833 9797





150th Anniversary Year Illustration of the two-storey church on the 150th Anniversary Pamphlet
(Illustration undated)

Illustration of Historic Building Front



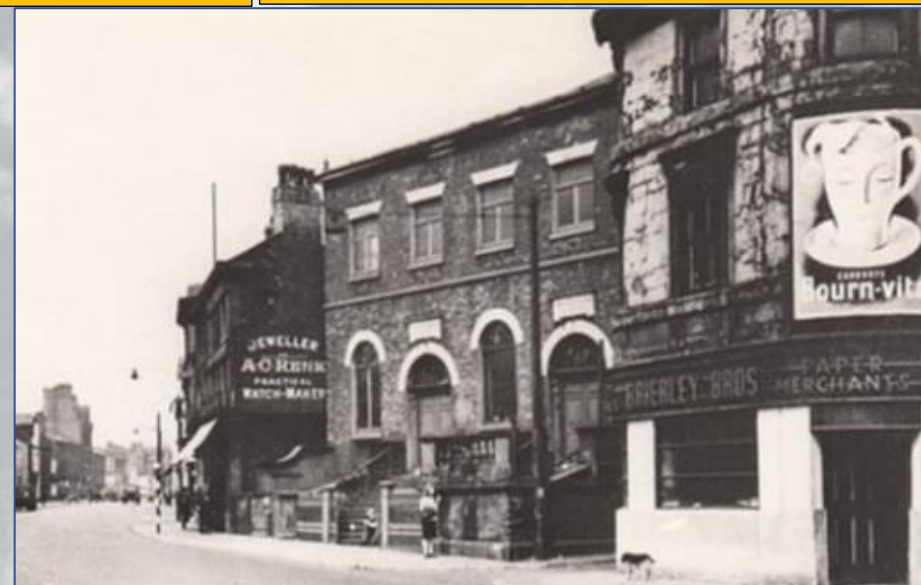
Former internal photo of The Chapel when in operation



Platform Lift (Less than 6 years old)



Chapel Street pre Manchester Bombing



Building Front pre Manchester Bombing

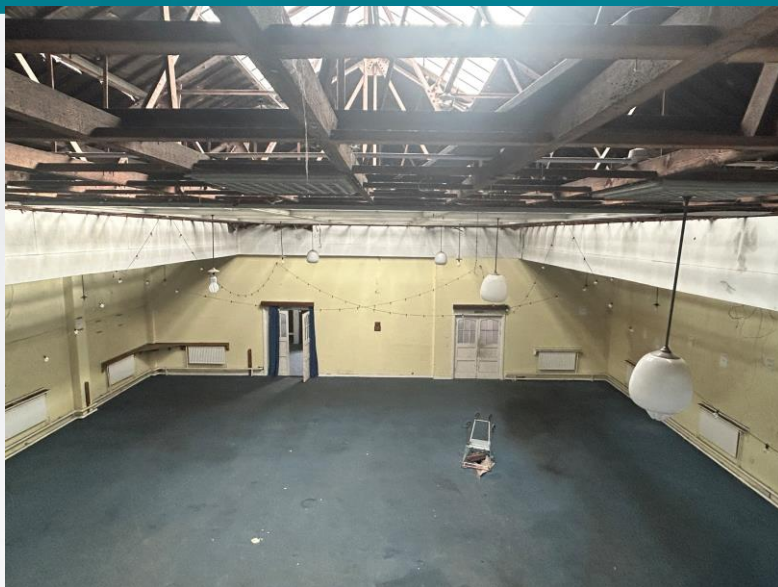
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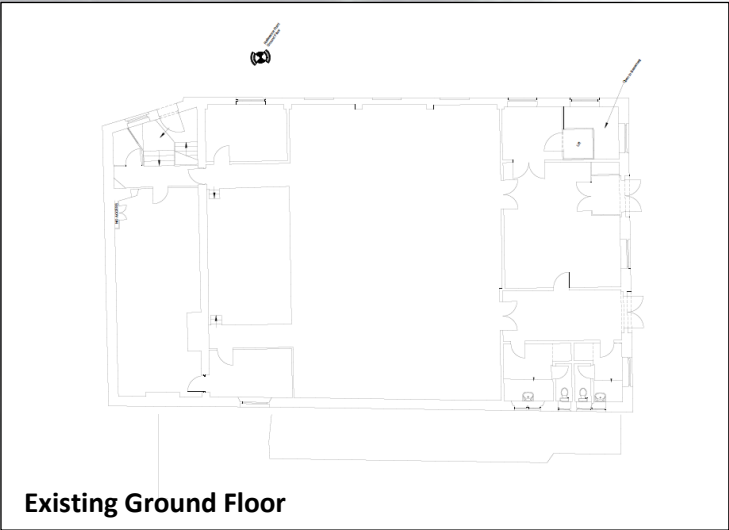


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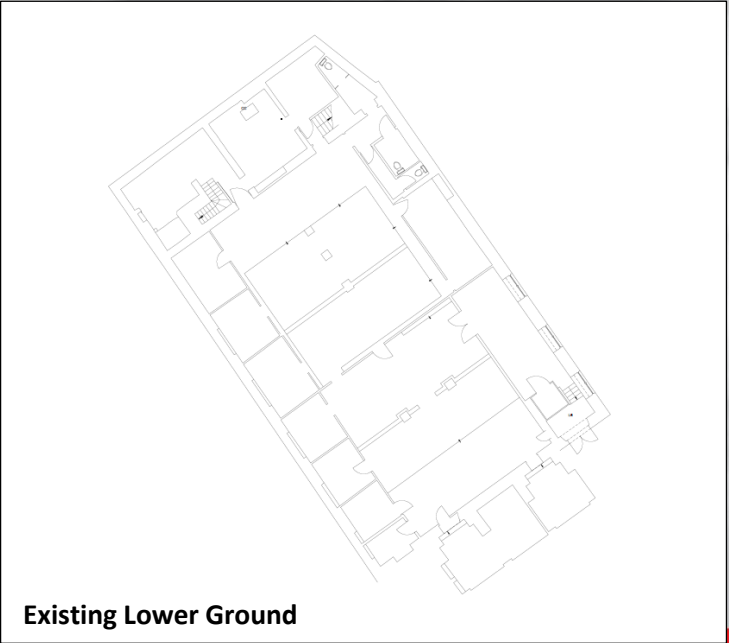
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CGI Interior Design Images for Potential Banqueting Hall





Existing Ground Floor



Existing Lower Ground