wtgunson

commercial property consultants

TO LET



GROUND FLOOR OFFICE/RETAIL UNIT
(1,571 SQ FT)

Unit 3
150 Chapel Street
Salford
Manchester
M3 6AF

- Close proximity to Manchester City Centre
- 2 car parking spaces
- Highly prominent position
- Return frontage

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

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LOCATION

The property is located on the north side of Chapel Street at its junction with Bloom Street, on the periphery of Manchester city centre.

Salford Central Station is approx. 200m to the south with Victoria Station 15 mins walk which provides both train and Metrolink services. All city centre amenities are within walking distance.

DESCRIPTION

The property comprises a prominent corner positioned office/retail unit which has been fitted out to a good standard. The accommodation is largely open plan except for a couple of glazed partitioned meeting rooms. The fitout includes carpeted flooring, suspended ceiling with incorporated lighting, air conditioning, and kitchen/WC facilities.

The unit comes with two car parking spaces in the secure car park to the rear of the property.

ACCOMMODATION

As measured to net internal area, the area is as follows:

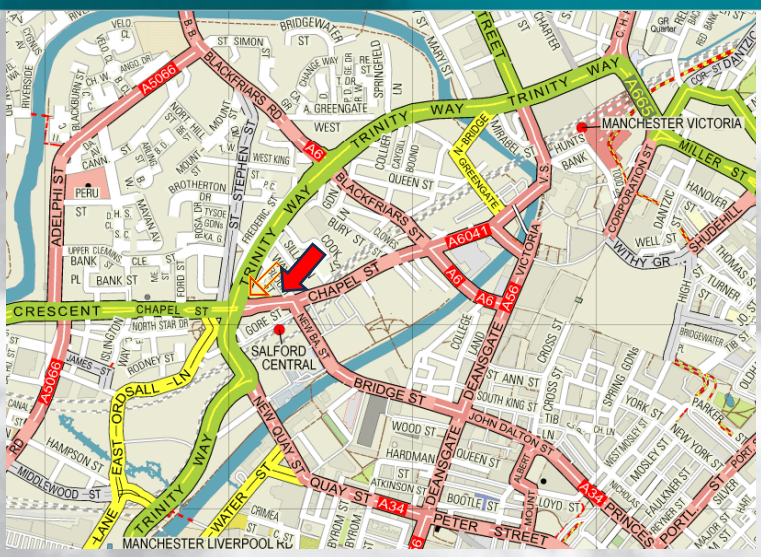
145.99m2 / 1,571 sq ft

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rental of **£32,500 per annum** (including 2 car parking spaces).

BUSINESS RATES

The property has a ratable value of £22,000 as of April 2026. The rates payable are £9,504 per annum as per the small business rates multiplier (£0.432).



SERVICE CHARGE/BUILDING INSURANCE

Please note a service charge will be payable together with an apportionment for building insurance.

EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment only with the sole agents:

W T GUNSON

Josh Hill
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TEL: 0161 833 9797

Date of Preparation: October 2026

RICS

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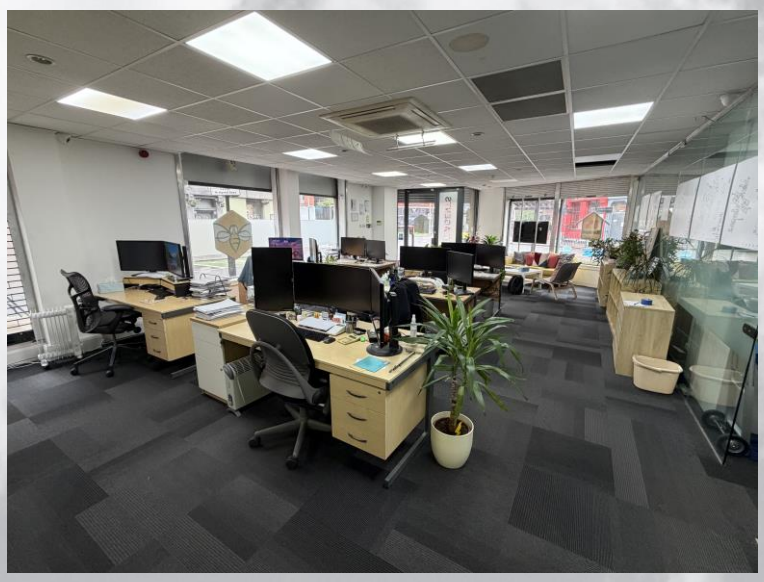







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