

# THE BRIDGE

## TO LET (MAY SELL)

The Bridge, Dearmans Place, Chapel Wharf, Manchester, M3 5EW

Prime City Centre Restaurant / Leisure Opportunity with Retail Potential  
**7,290 sq ft over 2 floors with Opportunity for Full Frontal Glazing**



# Location, Location, Location



## The River Irwell A Focus for Development

The Bridge occupies a prominent position fronting the River Irwell with 70 apartments above the unit and is ideally located for easy access to Salford Central railway station, as well as the main shopping and commercial districts within Manchester City Centre.

The Property is situated on the Chapel Wharf estate immediately adjacent to the prestigious five-star Lowry Hotel, operated by the Rocco Forte group which provides 164 spacious en-suite bedrooms.

The Chapel Wharf estate is linked to Parsonage Gardens & Deansgate by the Calatrava Bridge. This will be a focus point in the Irwell City Park, a regeneration plan to open up the River Irwell between Salford University and Salford Quays. In addition, there are plans to reinstate the ferry bus service to the forthcoming BBC offices in Salford Quays.

Directly adjacent to the subject property is Bruntwood's West Riverside complex, comprising over 170,000 sqft of commercial space divided between five separate buildings, and Trinity Bridge House, a modern office building occupied by the Inland Revenue.

Vehicular access to the site is from Chapel Street via either Clowes Street or Dearmans Place.



Lowry Hotel



Calatrava Bridge

# Significant Developments in the Immediate Area

## Spinningfields

This landmark and award winning development located within 200m south west of the subject property and when fully completed is expected to host 30,000 jobs and will include offices, housing, shops, restaurants and 2.8 hectares of new public streets and squares with an end value of £1.5bn.

## Exchange Street / Greengate Scheme

Network Rail, Ask Developments and Salford City Council are currently working on a master plan that will deliver a final scheme of up to 4 million sq ft. This will transform the area from a low grade industrial and car parking space to a new high density, mixed-use extension of the regional centre.

## Residential and Mixed-Use Development

The Irwell has become the focus of a number of significant residential and mixed-use developments in recent years which include the following:

### Chapel Wharf

A development by Dandara comprising 600,000sqft of mixed leisure, residential and commercial development, over five buildings including two towers. Located on a site immediately adjacent to the Lowry Hotel with a frontage to Chapel Street and the River Irwell. Phase 1 completion is anticipated to be 2010.

### Leftbank Apartments, Spinningfields

391 luxury apartments developed by Persimmon in two blocks intersected by a new pedestrian bridge spanning the River Irwell 250m south west of the subject property.

### The Edge

A development by Countryside Properties comprising 275 residential units located in four blocks fronting the River Irwell and Booth Street, 200m north east of the subject property. This development is now fully inhabited and is home to a variety of businesses including Modus Properties and the award-winning East Z East restaurant.

### Spectrum

Another development by Dandara adjacent to the Greengate scheme comprising 578 apartments, with new commercial space which is due for final completion in November 2009.



## Key Nearby Locations

Salford Central Train Station	250m
Deansgate	300m
Royal Exchange Theatre	480m
Harvey Nichols	480m
The Triangle	600m
Arndale Centre	600m
The Printworks	670m
Albert Square	750m

## Accommodation

The Bridge was completed in 2004 and is home to a total of 70 apartments over 14 storeys.

The commercial unit is finished to shell and core condition and has all main services connected.

## Car Parking

Although the property does not benefit from any immediate car parking. A separate provision can be provided at an extra cost.

## Lease Terms

The Bridge is available by way of a new Full Repairing and Insuring Lease, for a term of 15 years with 5 yearly upward only Rent Reviews.

Alternatively, the premises maybe available on a Long Leasehold basis. Price available on application.

## Annual Rent

£90,000 per annum exclusive of Business Rates and Service Charge.

## VAT

VAT will be charged on the rent.

## Planning

The property was initially granted planning permission for use as Shops (A1) and Food and Drink (A3) in May 2002 (ref: 01/42179/REM). The operation of hot food (A3) use is permitted between 8am and midnight on any day.

## Contact Us

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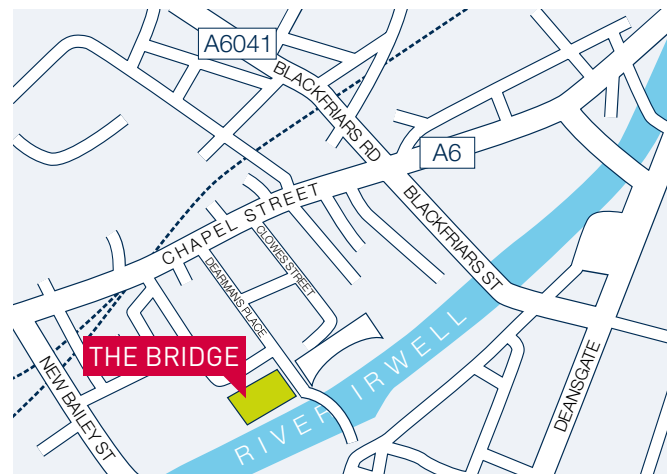
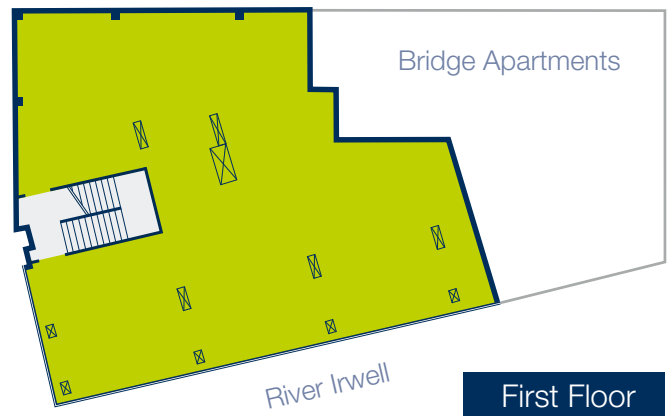
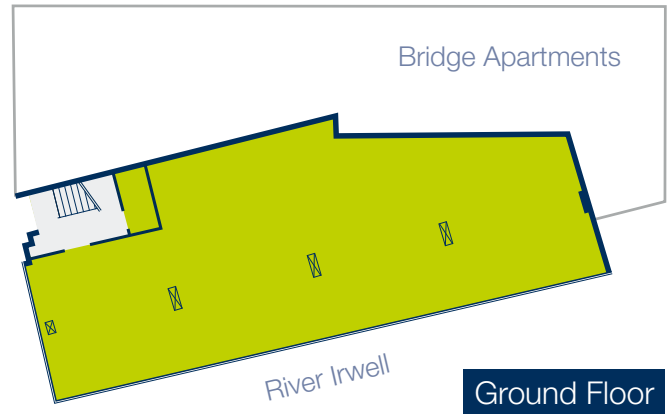
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## Floor Plans

The approximate areas measured on a Gross Internal Area (GIA) basis are as follows:

Demise	Sq ft	Sq m
Ground Floor	3,150	293
First Floor	4,140	385
Total	7,290	6



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