

**TO LET**  
**EXCITING CITY CENTRE LEISURE/RETAIL PREMISES**



**71 Mosley Street,  
Manchester  
M2 3HR**

- 236.81 sq m (2,549sqft) at ground floor.
- Prominent high footfall location on Mosley Street.
- Expansive frontage onto Mosley Street in the heart of Manchester's commercial district.
- Suitable for a variety of uses subject to planning( STP).
- Established nearby occupiers include: 200 Degrees Coffee, Costa Coffee, The Cut and Craft, My Protein Kitchen, Sainsbury's, Greggs, Double Zero Pizza and Blinker Bar.

## LOCATION

The property is prominently situated in a highly sought after location fronting Mosley Street in the heart of Manchester's commercial district. The area is a busy thoroughfare between Manchester's Prime retail destination of Market Street and High Street and the traditional Business District of Mosley Street/Spring Gardens.

The property is strategically positioned only a stone's throw from St Peter's Square and benefits from exceptional connectivity, with direct access to Manchester's Metrolink network and within close proximity of Oxford Road and Piccadilly train stations.



Due to the popularity and success of operators in the area, the location is well served by a mixture of quality bars and restaurants, coffee shops, retailers and service providers including: 200 Degrees Coffee, Costa Coffee, The Cut and Craft, My Protein Kitchen, Sainsbury's, Greggs, Double Zero Pizza and Blinker Bar. This thriving commercial district makes an ideal location for operators seeking both visibility and convenience within Manchester City Centre.

## ACCOMMODATION

The modern ground floor premises forms part of the outstanding Hyphen development and comprises the following approximate area:

Floor	SQ M	SQ FT
Ground	236.81	2549

## LEASE

The premises are available by way of a new Full Repairing Insuring Lease for a term of years to be agreed.





## QUOTING RENT

Upon application.

## PLANNING

The premises benefit from planning permission for class E uses.

## BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## SERVICE CHARGE/INSURANCE

A service charge will be levied to cover the maintenance of the common areas of the building and will be charged on an apportioned basis along with the building insurance.

## EPC

Energy Performance Certificate Rating available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.