



**Unit 1**

1,885 sqft

Retail unit with A3 potential

**18** **MOSLEY**  
**22** **STREET**

MANCHESTER M2 3AG



The unit occupies a prime position amid the hustle and bustle of Manchester's major transport interchange at Piccadilly Gardens.

Centrally located, the Gardens are the main link between Piccadilly Station, the Metrolink and city centre bus stops which provide connections to the rest of the city. The area benefits from significant footfall as commuters travel to and from their offices in the Central Business District, shoppers make their way through to shopping areas on Market Street and St Ann's Square and visitors spread out to the city's many attractions.

**18  
22** MOSLEY  
STREET

In the evenings and at weekends the Gardens are the heart and soul of the city, as its residents visit the bars and restaurants of the Northern Quarter, King Street, Deansgate and beyond. The Gardens present an exciting opportunity for convenience or grab and go style operators to take advantage of the thriving passing trade, and traditional sit down dining would benefit equally well from the high profile exposure the building has to thousands of passers-by each day.

to Piccadilly Station

Manchester Central

One St Peter's Square

The Great Northern

Deansgate



Albert Square

Spinningfields

**18-22 Mosley St**

Piccadilly Gardens

King Street

St Ann's Square

Manchester Arndale

Northern Quarter

Corn Exchange

Printworks

to Victoria Station



At the heart of  
the city centre

At the  
heart of  
Manchester  
city centre

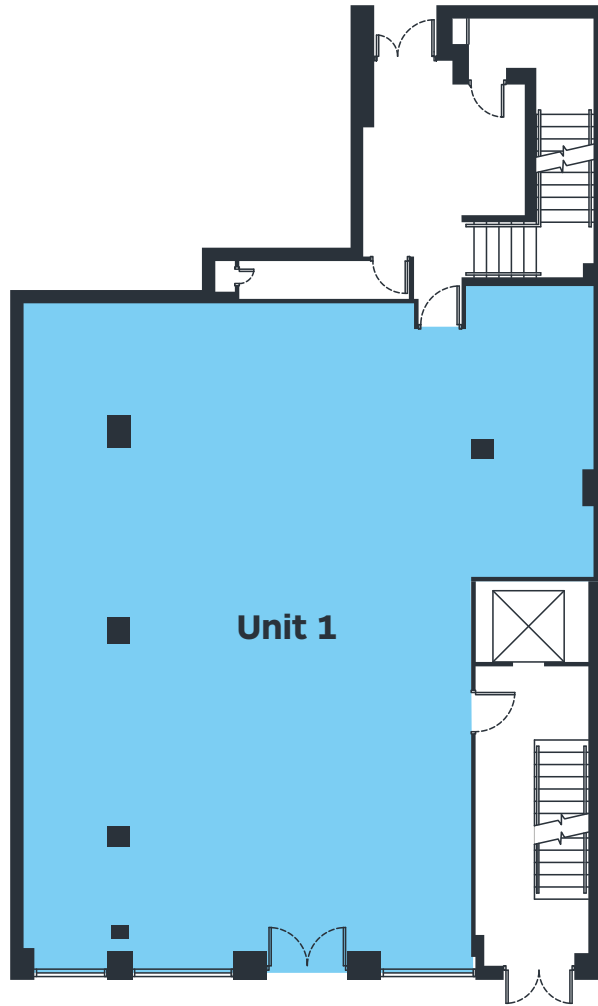


Situated on the corner of the Central Business District and Market Street, the building has the distinct advantage of being surrounded by many office blocks and corporate HQ's, while at the same time being at the top of the busiest shopping street in Manchester.

Immediate neighbours include Primark, Debenhams, M&S Simply Food, Starbucks, Costa and Caffè Nero, while McDonald's, Burger King, Nando's and other more formal restaurants such as The Grill on New York Street, Rosso and the Alchemist are close by along with Franco Manca, which opened in Autumn 2019.

The ground floor unit is approximately 1,885 sqft G.I.A. and benefits from A1 planning consent with potential for A3.

18  
22 MOSLEY  
STREET



**Unit 1 - Floor Plan**  
1,885 sqft approx. G.I.A.

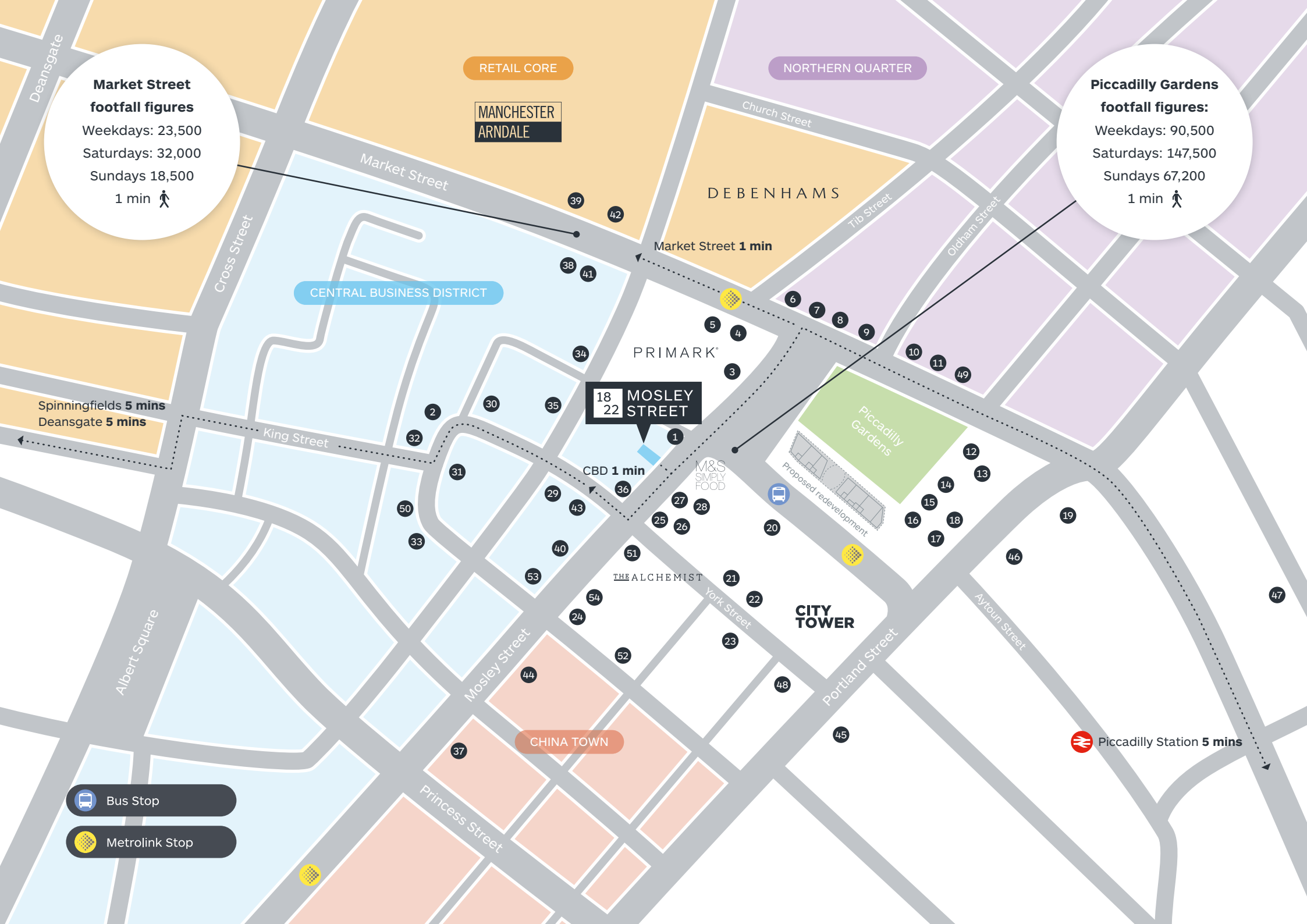
- A1 planning consent with potential for A3
- Prime Piccadilly Gardens frontage
- High footfall location
- Large, spacious dining areas

**An  
established  
dining / retail  
location**

**18  
22** **MOSLEY  
STREET**

**Market Street footfall figures**  
 Weekdays: 23,500  
 Saturdays: 32,000  
 Sundays 18,500  
 1 min

**Piccadilly Gardens footfall figures:**  
 Weekdays: 90,500  
 Saturdays: 147,500  
 Sundays 67,200  
 1 min



RETAIL CORE

NORTHERN QUARTER

MANCHESTER  
ARNDALE

CENTRAL BUSINESS DISTRICT

18  
22  
MOSLEY STREET

CBD 1 min

M&S  
SIMPLY  
FOOD

Piccadilly  
Gardens

Proposed redevelopment

THE ALCHEMIST

CITY TOWER

CHINA TOWN

Piccadilly Station 5 mins

Bus Stop

Metrolink Stop

Spinningfields 5 mins  
Deansgate 5 mins

Deansgate

Cross Street

Market Street

Church Street

DEBENHAMS

Tib Street

Oldham Street

King Street

Albert Square

Mosley Street

York Street

Portland Street

Aytoun Street

Princess Street

# Piccadilly Gardens



## Dining

- 1 Franco Manca
- 2 Grand Pacific
- 3 Burger King
- 4 Costa Coffee
- 5 Caffè Nero
- 6 Starbucks
- 7 Greggs
- 8 McDonald's
- 9 Bella Italia
- 10 Nando's
- 11 Zizzi
- 12 Byron
- 13 Ask Italian
- 14 Shoryu
- 15 Pizza Express
- 16 Barburrito
- 17 Wrap It Up
- 18 Pret A Manger
- 19 The Italian Gelato Co
- 20 Starbucks
- 21 Philpotts
- 22 The Grill on New York St
- 23 Giovanni's Delicatessen
- 24 The Bank
- 25 Nudo Sushi Box
- 26 Subway
- 28 Krispy Kreme
- 29 Moose Coffee
- 30 Brown's
- 31 Rosso
- 32 All Bar One
- 33 Six by Nico
- 34 Pizza Hut
- 35 ENZO

- 43 RBS

- 44 Barclays

## Hotels

- 45 Britannia Hotel
- 46 IBIS Hotel
- 47 Premier Inn
- 48 Mercure Hotel
- 49 Travelodge
- 50 Gotham Hotel

## Office Towers

- 51 One New York St
- 52 St James' Tower
- 53 57 Spring Gardens
- 54 Citygate

## Retail & Leisure

- 36 Toni & Guy
- 37 Manchester Art Gallery
- 38 Skechers
- 39 TK Maxx
- 40 Sainsbury's
- 41 New Look
- 42 Holland & Barrett

## Retail opportunity with potential for A3 at the heart of Manchester city centre

18-22 Mosley Street is located in the populous heart of Manchester's City Centre, adjacent to retail and business districts, key transport links and within 0.5 miles of the city's busiest train station, Piccadilly. The station is the busiest in the North West hosting over 25 million passenger journeys each year. Surrounded by flows of affluent workers, shoppers and accessible to a large tourist population, the unit is a prime location for a catering outlet to flourish.

Manchester's total catchment contains a population of 6.7M people and has a wide spread of Acorn groups, including a large proportion of Executive Wealth and Mature money who are extremely valuable to the area due to their high disposable income. There is a large residential population within the building's micro catchment, comprising of over 49,000 people accounting for a potential catering spend of £42.7M. The unit's micro catchment is dominated by the Rising Prosperity group, who enjoy spending on both retail and catering, and typically spend more on catering compared with the regional average.

18-22 Mosley Street borders the Central Business District and is situated in the most densely populated employment area in Manchester, with nearly 90,000 workers in a 0.5 mile radius. A catering unit here will benefit from daily flows of commuters while also having a significant worker population to serve. Manchester has a worker spend potential of £119M, positioning it as the fourth largest in the UK behind Canary Wharf, the West End and Glasgow.

In addition, the unit sits at the head of Manchester's main shopping district, where it will capture a large audience across residents and visitors, and benefit from the large retail pull of Market Street and the Arndale Centre. The residential spend on catering in Manchester is £373M and the city has a large catchment who enjoy eating out. Annual average household spend on catering is nearly £1,500, with the majority being spent in restaurants.

In summary, this is an established retail and dining location ideal for an operator looking to succeed in a highly desirable and fast paced environment.

Figures provided by CACI 2017

**Orbit**  
**Developments**

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**[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)**

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