# Unit to Let

## Retail / Leisure

Manchester City Centre
Retail opportunity

83 Oxford Street – 658 sq ft

bruntwood
SciTech

# St James’

658 sq ft

## Bring your ideas to life

Bruntwood SciTech creates and manages some of the most innovative retail and leisure spaces across Manchester, Liverpool, Cheshire, Leeds and Birmingham. Our team of specialists work with over 150 operators including independent shops, restaurants, bars, cafes and street food traders as well as national retailers, gyms, and hotels.

Bruntwood SciTech is delighted to present a new opportunity to the market for a 658 sq ft space at St. James’ in Manchester City Centre.

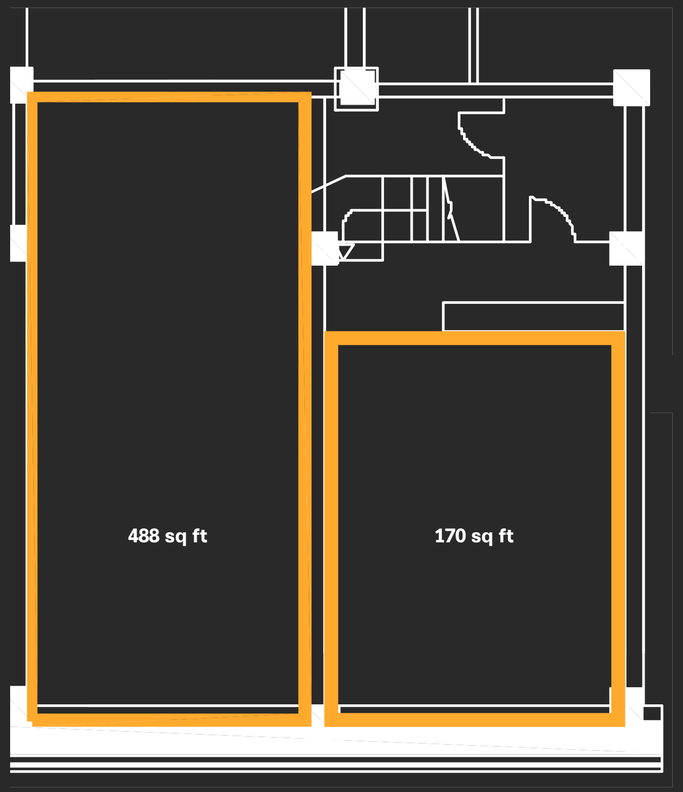
Previously operating as Patisserie Valerie, the space would suit a range of operators from independent shops to cafes and service retailers.

Plus, being located on Manchester’s busy Oxford Street near the city’s universities, you’ll experience high footfall from students, professionals and tourists.

- 70,000 students with 70% graduate retention rate.
- 63,400 people work here, estimated to increase to 74,000.
- 57% of its activity is in knowledge intensive sectors.
- Oxford Road weekly footfall of 91,000.
- It generates £3 billion, per annum, 20% of Manchester’s economy over the last 5 years.
- It’s a leader in green transport planning.

# Indicative floorplan

- 488 sq ft ground floor space
- £32,500
- On-site customer service team
- Flexible contracts
- Additional mezzanine seating area of 170 sq ft




Oxford Street

# An opportunity in the heart of the city

Perfectly located on the Oxford Road Corridor, St. James' Building is close to Manchester's universities, museums and galleries and is a hub for post-work fun with Refuge, Gorilla, Dog Bowl, The Ritz and HOME all on their doorstep.

### Shopping & Leisure

1. The Midland Hotel
2. Kimpton Clocktower
3. Home Cinema
4. Palace Theatre
5. Maldron Hotel
6. Holiday Inn Express
7. TownHouse Hotel

### Eating & Drinking

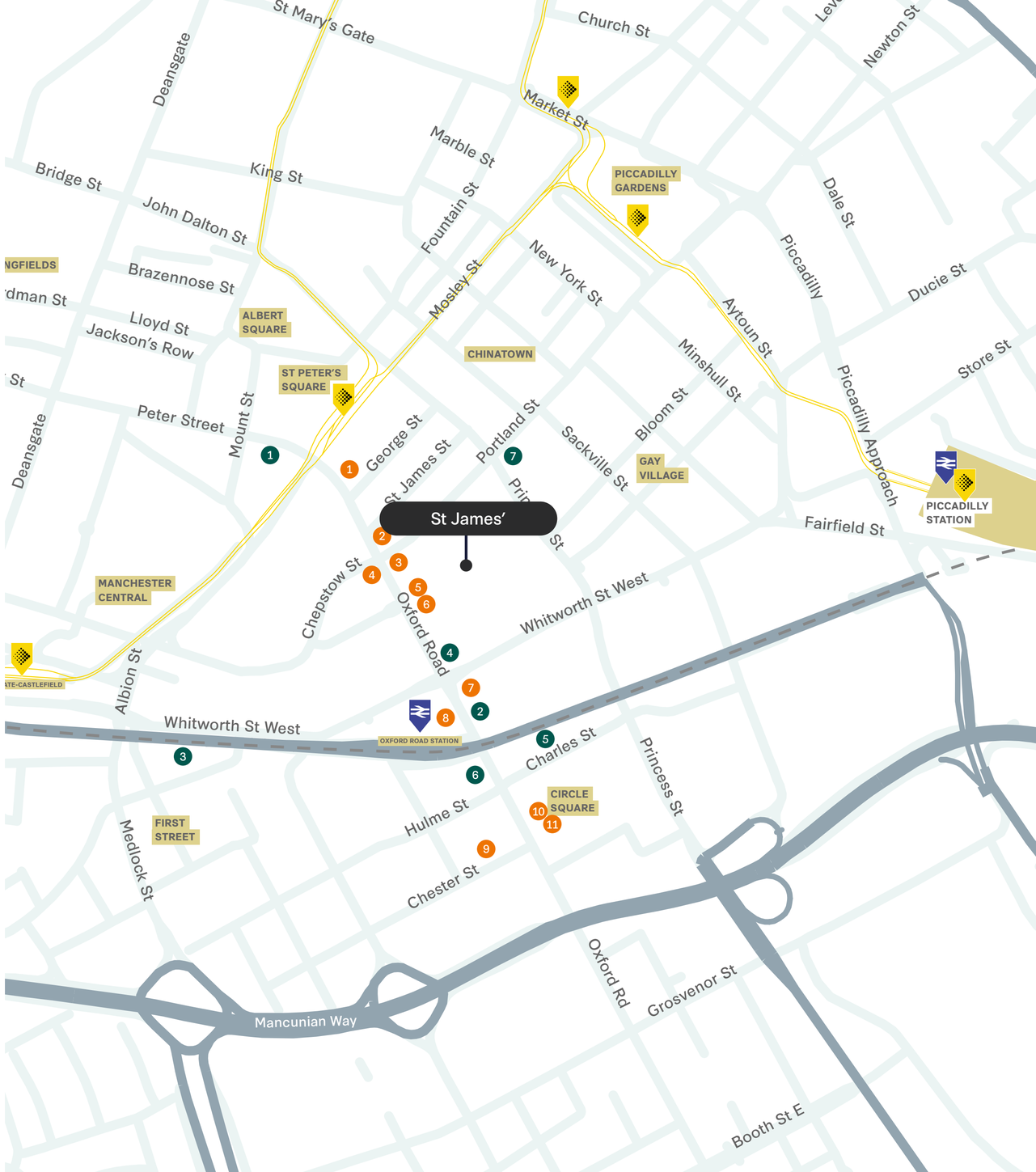
1. Fumo by San Carlo
2. Turtle Bay
3. Ditto
4. Pret a Manger
5. Bundobust Brewery
6. Listo Burrito
7. The Refuge
8. Archie's
9. Nando's
10. Half Dozen Other
11. Doug's Hamburgers

**Tram Times**

- Market Street
- 4 — Manchester Victoria Station
- 3 — St Peter's Square
- 6 — Manchester Piccadilly Station
- 45 — Manchester Airport

2 mins walk to Metrolink

5 mins walk to Exchange Square



# Get in touch

bruntwood

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