

York House

# Your new F&B location awaits...

A taste of Manchester

Food & Beverage unit available - 1,046 sq ft

bruntwood  
SciTech

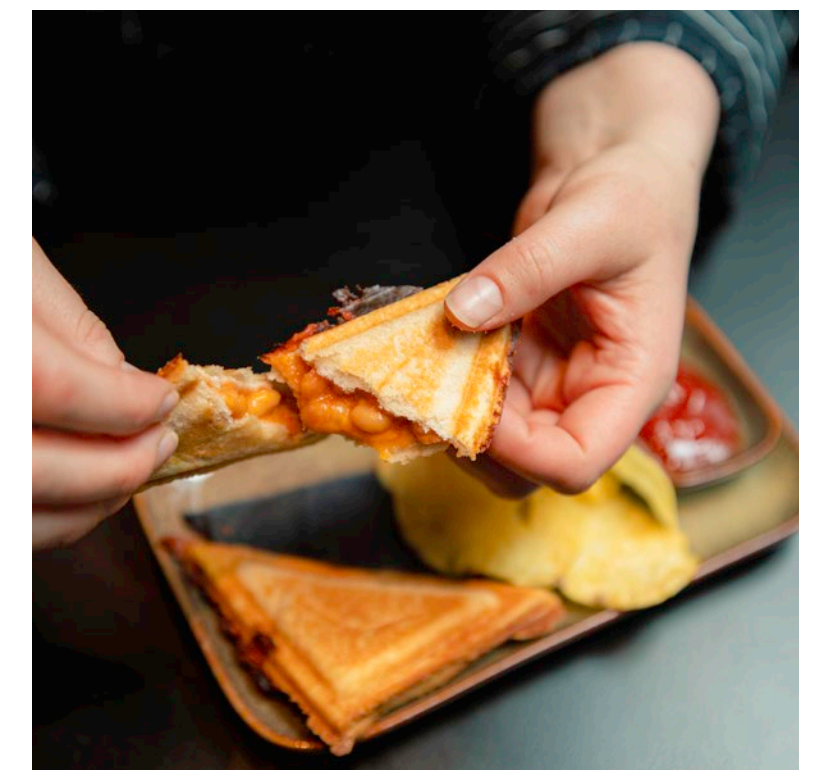
# A new space. A new opportunity.

## At the heart of the Central Business District

Situated on one of the city's most sought-after streets, we're excited to present a brand new F&B retail unit to the market, at York House.

Set for a full refurbishment and external landscaping, this space would be a perfect fit for local or national in & out deli, sandwich, bakery or salad bowl operators alike looking to expand their footprint.

AI indicative image



# Built for brands on the move

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.

At York House, you'll be at the fingertips of Manchester's prime shopping destination, providing a promising footfall of visitors, shoppers, commuters and nearby office workers looking for quality lunch options.

## The Neighbourhood

- |                          |                          |
|--------------------------|--------------------------|
| 1 The Bridgewater Hall   | 7 Six By Nico            |
| 2 Try Thai Restaurant    | 8 Primark                |
| 3 Manchester Art Gallery | 9 Royal Exchange Theatre |
| 4 Sam's Chop House       | 10 Cut & Craft           |
| 5 Fight Club             | 11 Double Zero           |
| 6 Grand Pacific          | 12 Rudy's                |

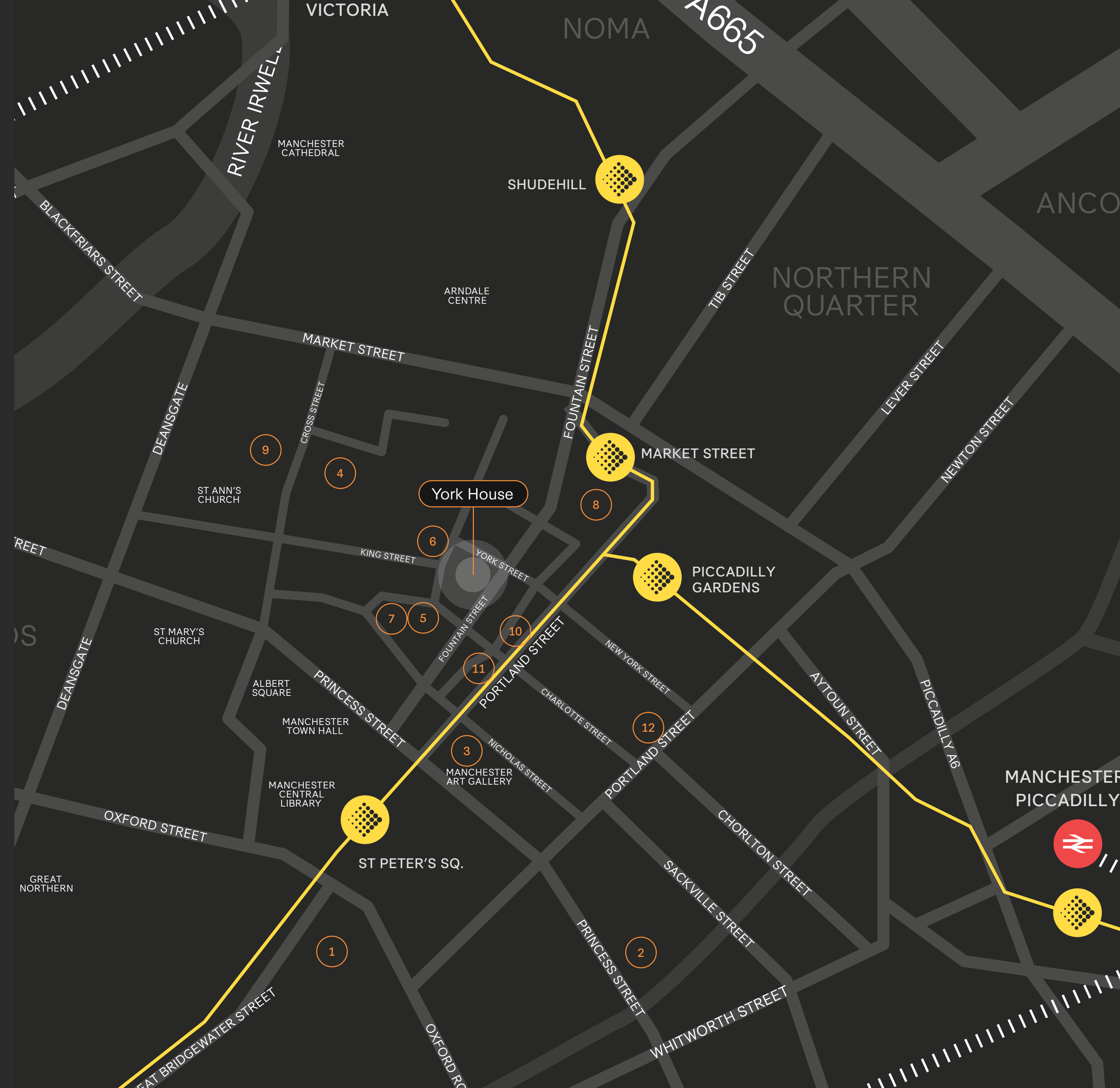


**2 MINS**  
Arndale Centre

**2 MINS**  
Piccadilly Gardens

**3 MINS**  
Northern Quarter

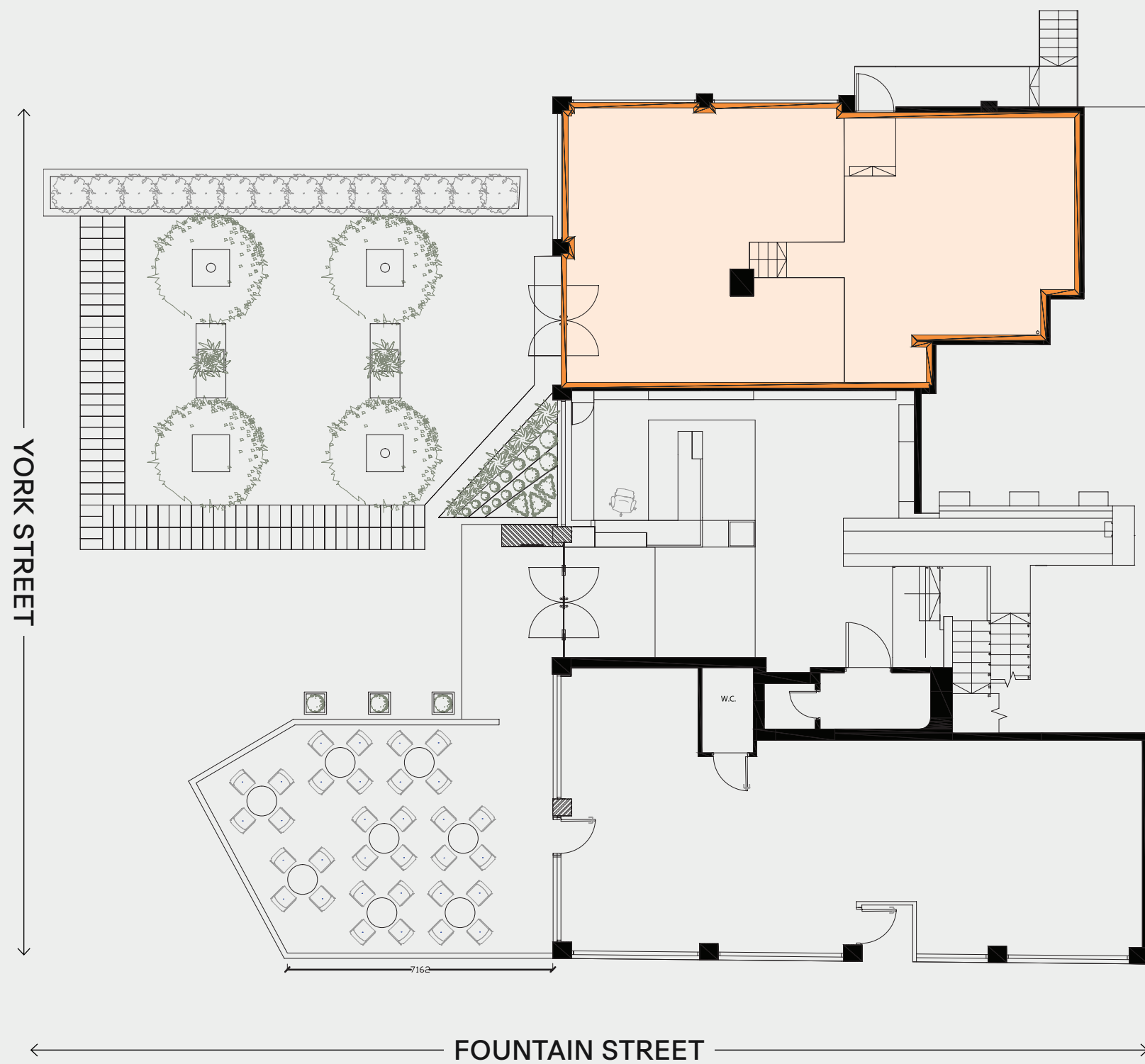
**5 MINS**  
Ancoats



# Your space

Unit size: 1,046 sq ft

- On-site customer service team
- Flexible contracts
- Dedicated external landscaping - great for outdoor seating



AI indicative image



Our portfolio includes the following:

*Rudy's*  
PIZZA NAPOLETANA

**BREWDOG**

**NORD**★

**MADRE**

**DI++** ☉  
COFFEE

**BUNDOBUST**

**higher  
ground**



**Second  
City** <sup>LT</sup><sub>BD</sub>  
**Coffee**

**BLANK  
STREET**

*posie.*

*climat*

# Get in touch

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