



**TO LET**



# **MANCHESTER PICCADILLY**

**UNIT 23  
QSR | FAST CASUAL**

**AVAILABLE FROM FEBRUARY 2026**



# NETWORK RAIL

## WHERE RETAIL MOVES FASTER

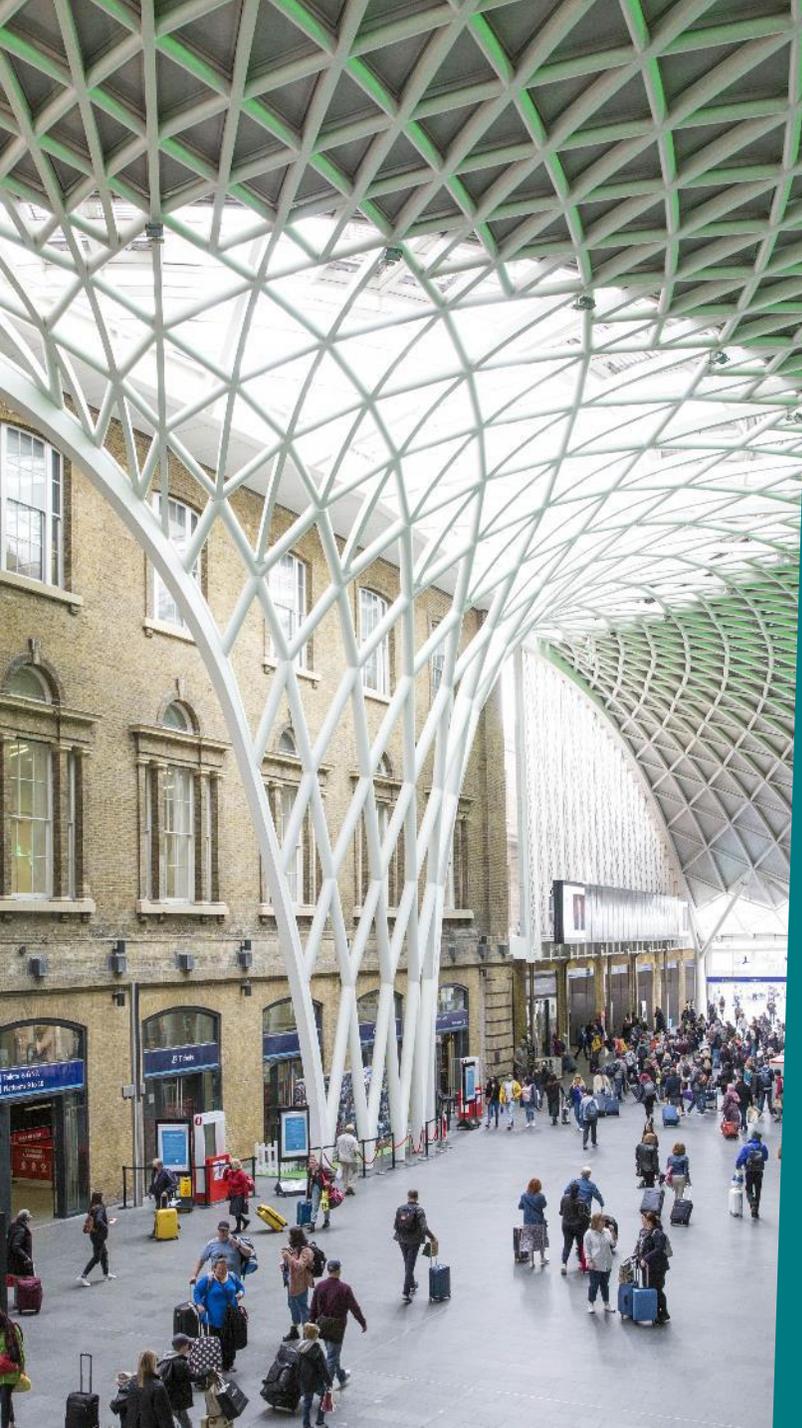
**We start with understanding your customers.** Every station gives you access to a rich mix of real passenger behaviour — from routine-driven commuters to curious leisure travellers and high-value tourism audiences. This insight helps us shape opportunities that genuinely fit how people move, shop and spend.

**Footfall is constant.** With reliable, 7-day-a-week movement across our network, stations deliver a level of consistency few locations can match. Morning rush hours, weekend breaks, day trips, business travel — your brand stays front-of-mind across every passenger mood and mission.

**Commuters bring predictability and pace.** They shop quickly, confidently and with clear intent. **Leisure and tourism passengers bring dwell time and discovery.** They're open to exploring, browsing and engaging with brands in a different, more considered way. Together, they create a powerful blend of dependable demand and high-value opportunity.

**And you're never navigating this alone.** Our retail, commercial and operational experts are dedicated to your business — shaping solutions, removing barriers and supporting you from the day you join us. We bring clarity, data and hands-on experience to help you trade confidently in a busy, high-performance environment.

**And that's why our stations are a Great Spot for retail — places where your brand can stay visible, relevant and commercially strong all week long.**



# THE OPPORTUNITY



**Station footfall**  
39.1m per year  
+11% YoY



**Retail penetration**  
45.1%  
Reflecting the strong  
F&B offering

## Fast, Fresh and Right on the Customer's Journey

Manchester Piccadilly isn't just a place people pass through — it's where millions make daily decisions about where to eat. With 39.1 million annual passengers, the station delivers a scale of opportunity few city locations can match. And for operators in the fast-casual space, that means access to customers who are *ready to buy*.

This is a customer base that's constantly on the move — commuters needing breakfast without breaking stride, families looking for something quick and reliable, travellers grabbing a satisfying meal before a long journey. Their needs are simple: speed, flavour, convenience, and consistency. And demand is only growing.

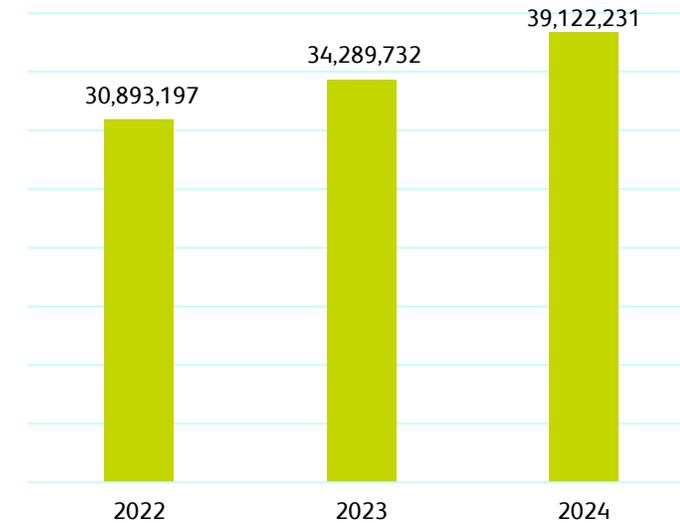
That's why Piccadilly stands out for quick-service food brands. High footfall translates into predictable trade, a diverse mix of customer missions, and a steady flow of time-pressed passengers looking for fast, quality options they can trust.

Unit 21 sits right on the mezzanine food terrace, welcoming 2.35 million visitors a year — outperforming typical managed station terraces. Positioned on the southern side, the unit benefits from a major access point where a third of all mezzanine users naturally pass by. In short: a prime spot where visibility and convenience work hard for you.

This is a location built for operators who want to grow — brands that value speed, service and strong repeat potential.

**If you're ready to serve great food, fast, and meet customers at the very moment they're looking for it, this space is ready for you.**

Manchester Piccadilly Footfall





# UNIT DETAILS | QSR | FAST CASUAL

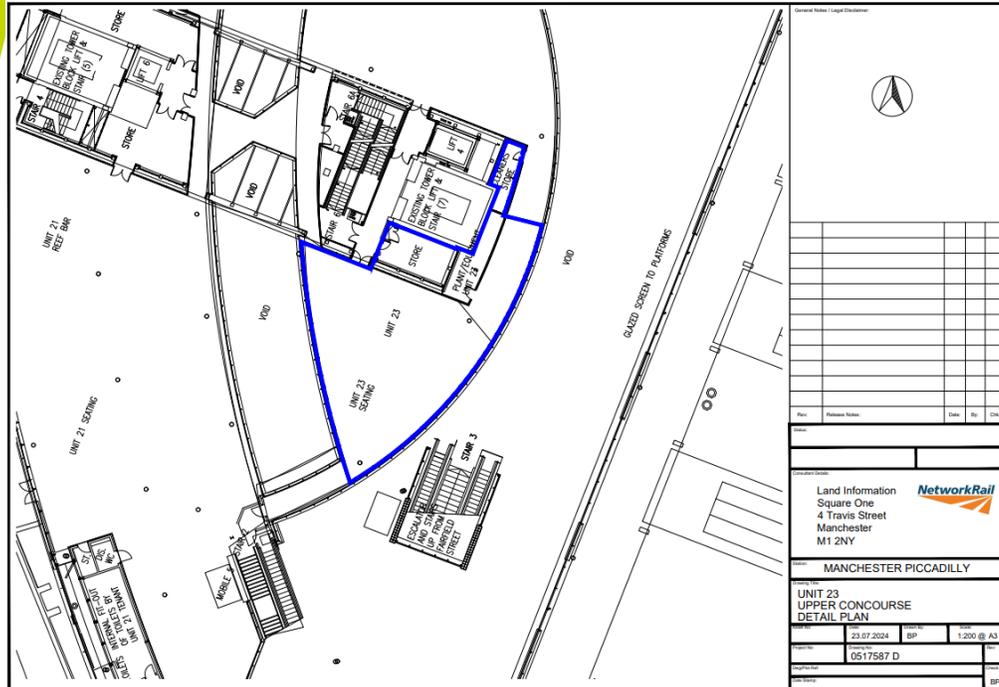
## UNIT SPECIFICATION

Floor area	1,884 sq ft	Power	125amp TPN	Wifi & Telecoms	Tenant to install
External seating	No	Handover condition	Soft stripped, Kitchen & Bar in situ	Kitchen Extract Ductwork	Route available. Tenant to install new
HVAC	Tenant to install	Gas	Yes	Water & Drainage	Yes

## TERMS

Minimum guaranteed rent	£100,000	Rent terms	Base Rent plus additional Top-Up rent agreed as a percentage of gross turnover	Length of lease	6 years – outside of L&T Act
Storage cost	£15psf (if required)			Service charge	Year 1-3 £15 psf Year 4-6 £17 psf
Rates	To be assessed			Available from	February 2026

# OPERATIONS



## OPERATIONS AND LEGALS

### Delivery restrictions

All deliveries at Manchester Piccadilly are via the Undercroft loading bay off Sheffield Street  
No stock movements across the station in peak hours  
07:00-10:00 and 16:00-19:00

### Minimum trading hours

Monday to Friday 07:00 – 22:00  
Saturday 07:00 – 21:00  
Sunday 08:00 – 21:00

### Listed building consent required

Not required

### EPC Rating

D-Valid Until 25/11/2028

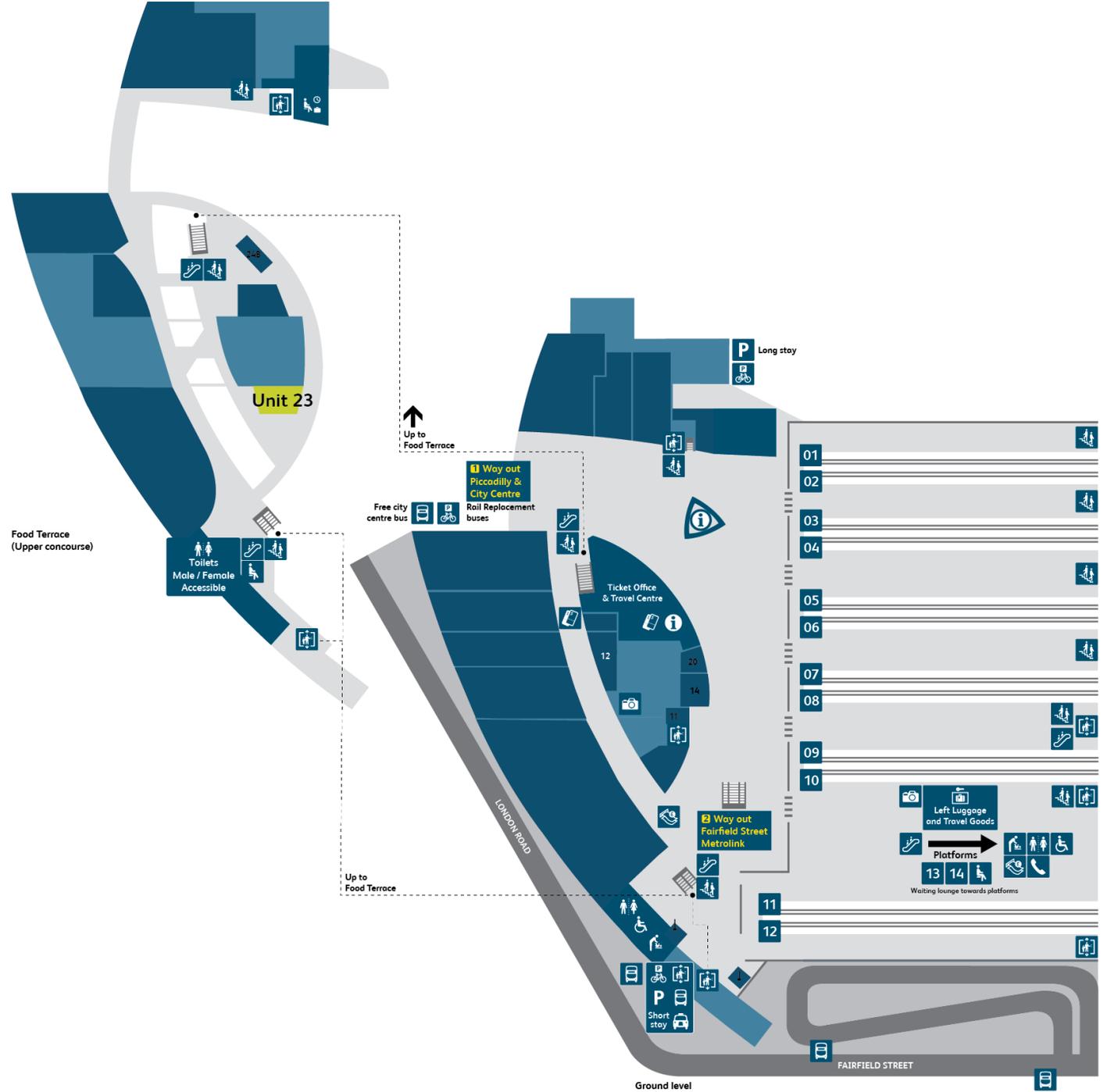
### Legal costs

Each party is responsible for their own legal costs

### LLC Fee's

£4,000

# STATION MAP



# EXPLORE THE RIGHT SPACE FOR YOUR BRAND SPEAK TO FIONA TODAY

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