



SEVENTYONE

CORNWALL STREET B3

LAST UNIT
REMAINING
305m²
INTERNAL HEIGHT C. 5.64M

Restaurant
Taylor Cook
0177 923 9234
taylorcook.com

**Jackson
Criss**
020 7637 7100
jacksoncriss.com

NEW PRIME
RESTAURANT/LEISURE
OPPORTUNITIES
LONDON - LONDON

NEW PRIME
RESTAURANT/LEISURE
OPPORTUNITIES
LONDON - LONDON



SCAN TO FIND OUT MORE

NEW MARKET ST.

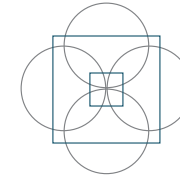
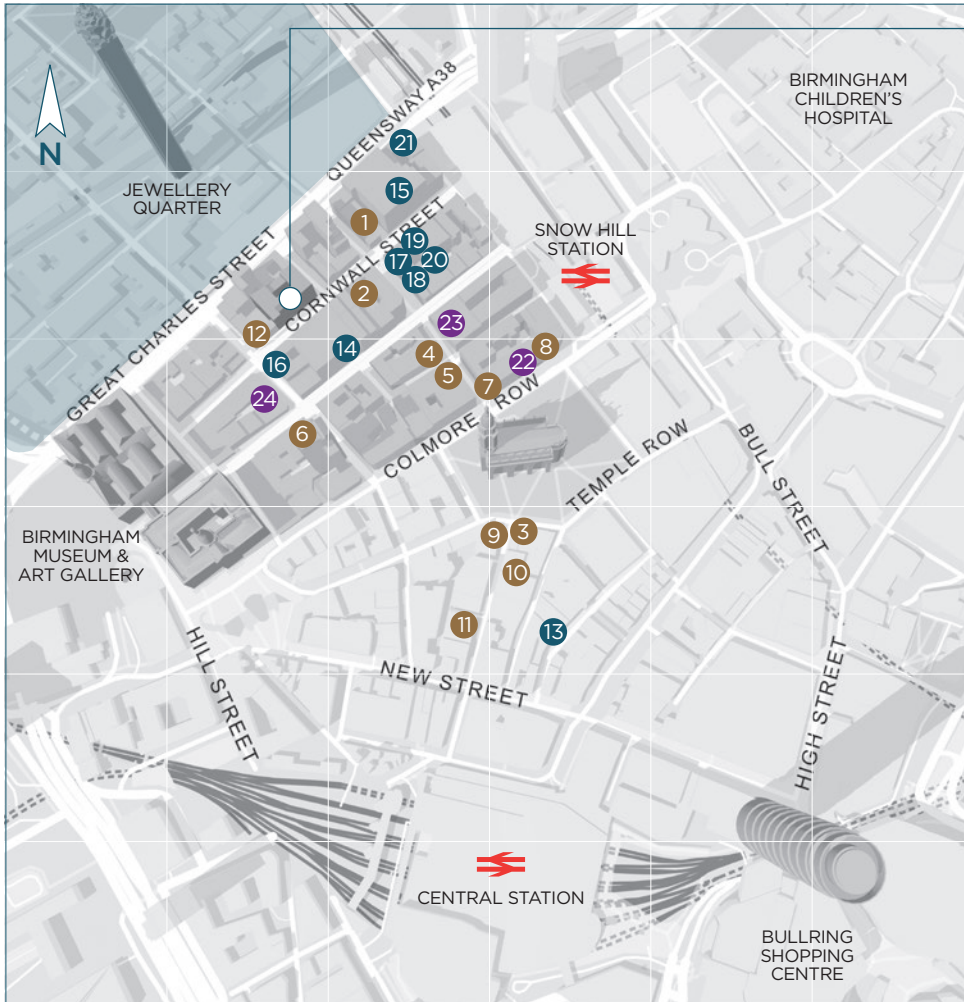
PRIME RETAIL, RESTAURANT OR LEISURE OPPORTUNITIES -
AVAILABLE VIA LONG LEASEHOLD OR LEASEHOLD

RESTAURANT & BAR

- 1 PURNELL'S BISTRO
- 2 OPUS RESTAURANT
- 3 THE IVY
- 4 UTOPIA BAR
- 5 GAUCHO RESTAURANT
- 6 ASHA'S RESTAURANT
- 7 THE ALCHEMIST
- 8 GUSTO RESTAURANT
- 9 FUMO RESTAURANT
- 10 SAN CARLO
- 11 THE BOTANIST
- 12 ALL BAR ONE

OFFICE

- 13 AXA
- 14 HSBC
- 15 PWC
- 16 HANDELSBANKEN
- 17 BELPENNY
- 18 COUTTS
- 19 MAZARS
- 20 JLL
- 21 SANTANDER
- 22 GRAND HOTEL
- 23 HOTEL DU VIN
- 24 NATIVE HOTEL



SEVENTYONE

CORNWALL STREET B3

WELCOME TO THE COLMORE BUSINESS DISTRICT

Already recognised as the place to work in Birmingham, Colmore Business District (CBD) is one of the most desirable commercial addresses in the city.

Seventy One Cornwall Street brings a unique opportunity to buy or let space suitable for a variety of uses, amongst some of the most notable office workers in the city.

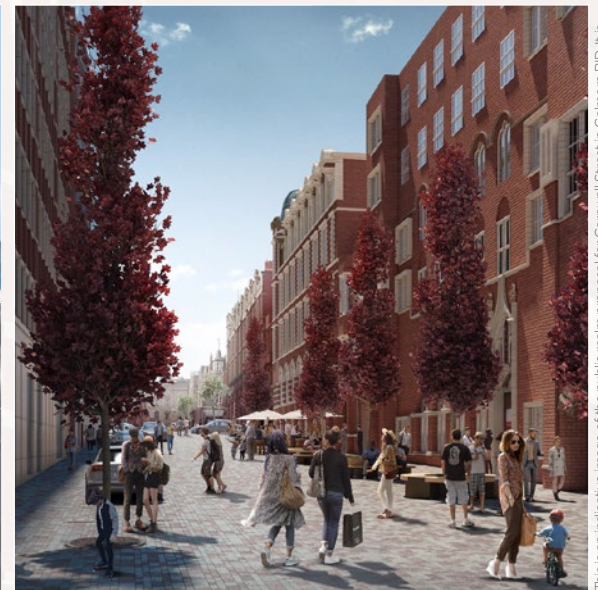
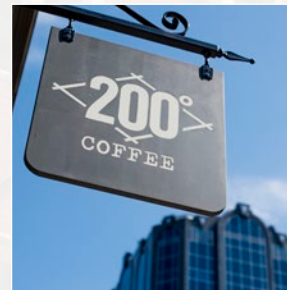
A new mixed use, Grade A development - including 77 high-class apartments - and the creation of three brand new units, suitable for retail, restaurant, bar, gym or other leisure use. This means that your business can be among some of the city's most high-profile office occupiers, as well as top-class restaurants, and cosmopolitan residents.

Seventy One Cornwall Street boasts an exceptional location, adjacent to **Purnell's** Michelin Star fine dining restaurant, and

opposite to Opus, one of the longest established independent fine dining experiences in the city

The unveiling of these units, shielded behind hoardings for months, heralds a new era as the wider Colmore circuit nears completion.

Significant improvements to the public realm around the city's buzzing commercial heart will create a truly cosmopolitan feel. With around £1.2m being invested, through Birmingham City Council, The Local Growth Fund and Colmore BID, the wider pavements will support outdoor dining, thus bringing a relaxed, continental feel to Cornwall Street.



This is an indicative image of the public realm proposal for Cornwall Street in Colmore BID. It is a priority for the Colmore BID and its project investors to deliver this project in collaboration with Birmingham City Council.



Cornwall Street is central to the wider Colmore BID, and 71 Cornwall Street is one of its key buildings, on a prominent corner. The imminent project to greatly improve the public realm, blending it in with the already completed Church Street Square, will create an attractive, safe and vibrant business and leisure district, becoming one of the city's key circuits, linked round to Colmore Row.

Michele Wilby – Executive Director Colmore BID



Artists' impression of Cornwall Street.

SPECIFICATION

Each unit will be finished to a shell specification, with capped off services, and ready for fit out and frontage installation by the tenant. Full specification can be provided on request.

BUSINESS RATES

Not yet assessed for rating purposes.

PLANNING

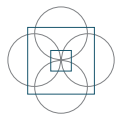
The units benefit from A3 and A4 planning consent, but we also encourage interest from A1, A2, and D2 operators

SERVICE CHARGE

A service charge will be applied to each unit, with full detail on request.

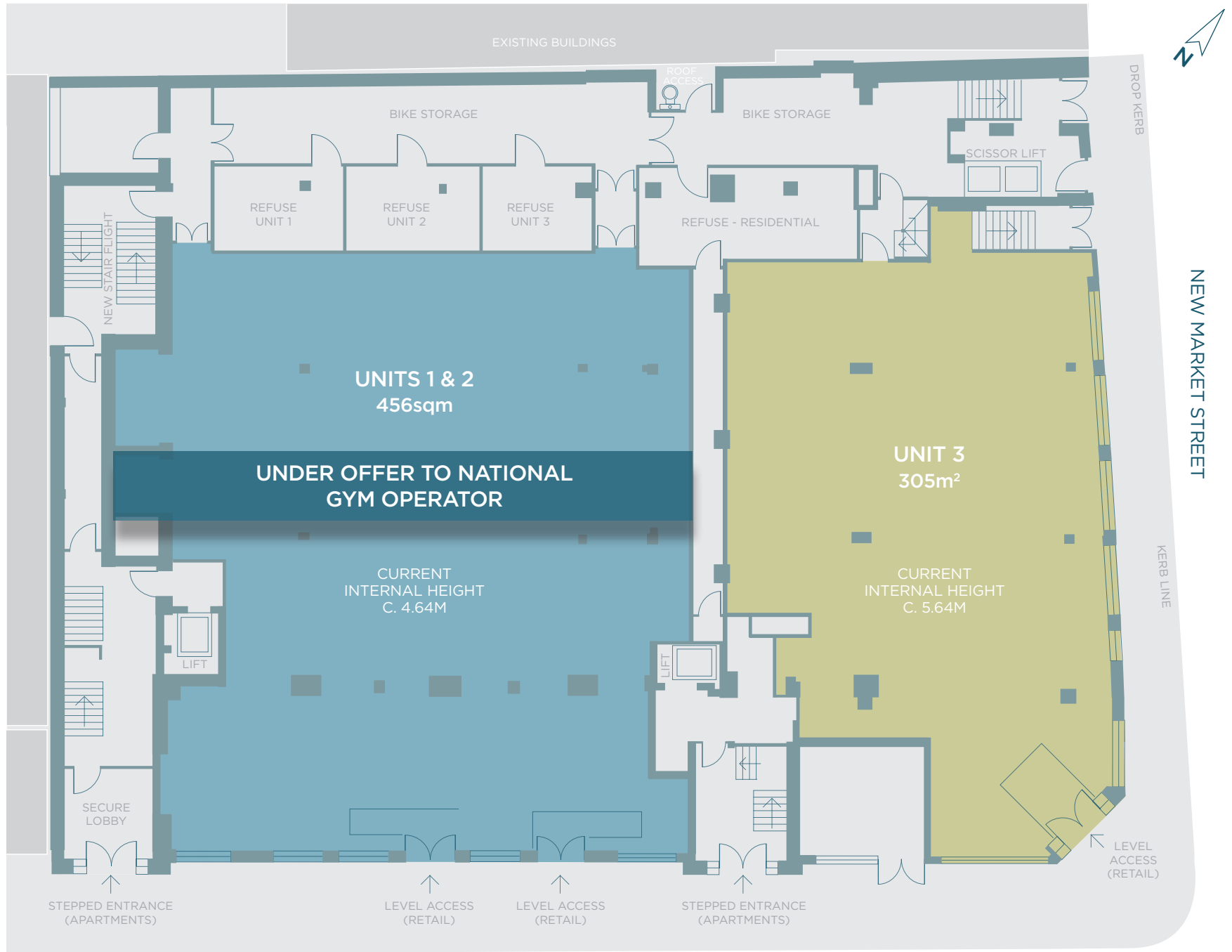
TERMS

Available via leasehold or long leasehold. Rent/price on application.



SEVENTYONE

CORNWALL STREET B3



CORNWALL STREET

FOR ALL ENQUIRIES:



James Woodard MRICS
Director, Retail

James.Woodard@htc.uk.com

DD: 0117 946 4502

Retail

Adam Rawcliffe

arawcliffe@jacksoncriss.co.uk

020 7637 7100

Restaurants and Leisure

Lucy Gardiner

lucyg@jacksoncriss.co.uk

020 7637 7100

Will Biggart

willb@jacksoncriss.co.uk

020 7637 7100

**Timings:
IMMEDIATELY AVAILABLE**

Misrepresentation Act

Hartnell Taylor Cook LLP and Jackson Criss act for themselves and for the vendor and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Hartnell Taylor Cook LLP or Jackson Criss has any authority to make or give any representation or warranty in relation to this property.

July 2019.