



SEVENTYONE

CORNWALL STREET B3

LAST UNIT
REMAINING
305m²
INTERNAL HEIGHT C. 5.64M

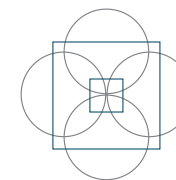
PRIME RETAIL, RESTAURANT OR LEISURE OPPORTUNITIES -
AVAILABLE VIA LONG LEASEHOLD OR LEASEHOLD

RESTAURANT & BAR

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

OFFICE

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



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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.

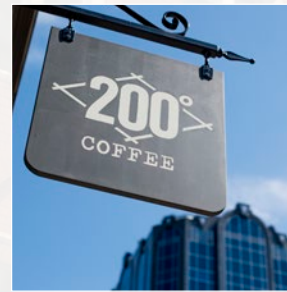
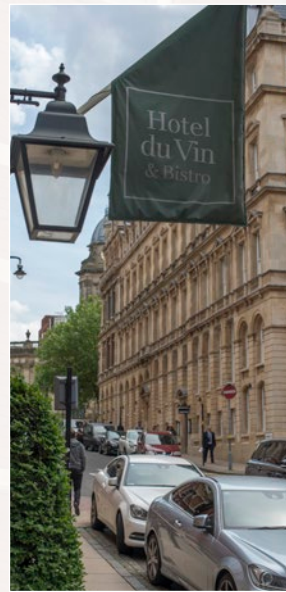
A new mixed use, Grade A development – including 77 high-class apartments – and the creation of three brand new units, suitable for retail, restaurant, bar, gym or other leisure use. This means that your business can be among some of the city's most high-profile office occupiers, as well as top-class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



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

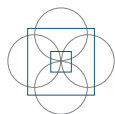
The units benefit from A3 and A4 planning consent, but we also encourage interest from A1, A2, and D2 operators

SERVICE CHARGE

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

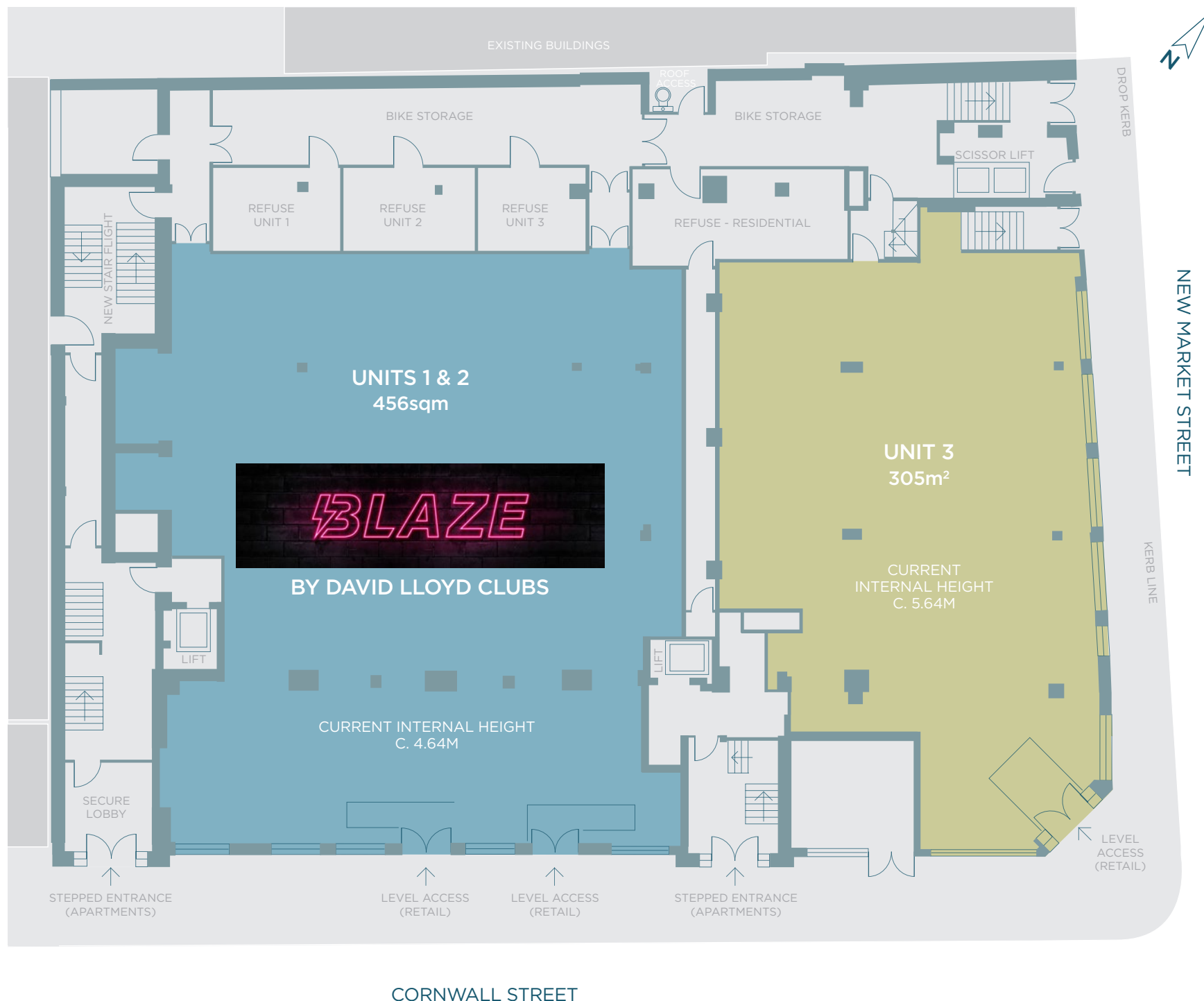
TERMS

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



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FOR ALL ENQUIRIES:



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Timings:
IMMEDIATELY AVAILABLE

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