

To Let

City Centre Office / Bar / Restaurant Opportunity

79 - 83 Colmore Row, Birmingham B3 2AP

For further information
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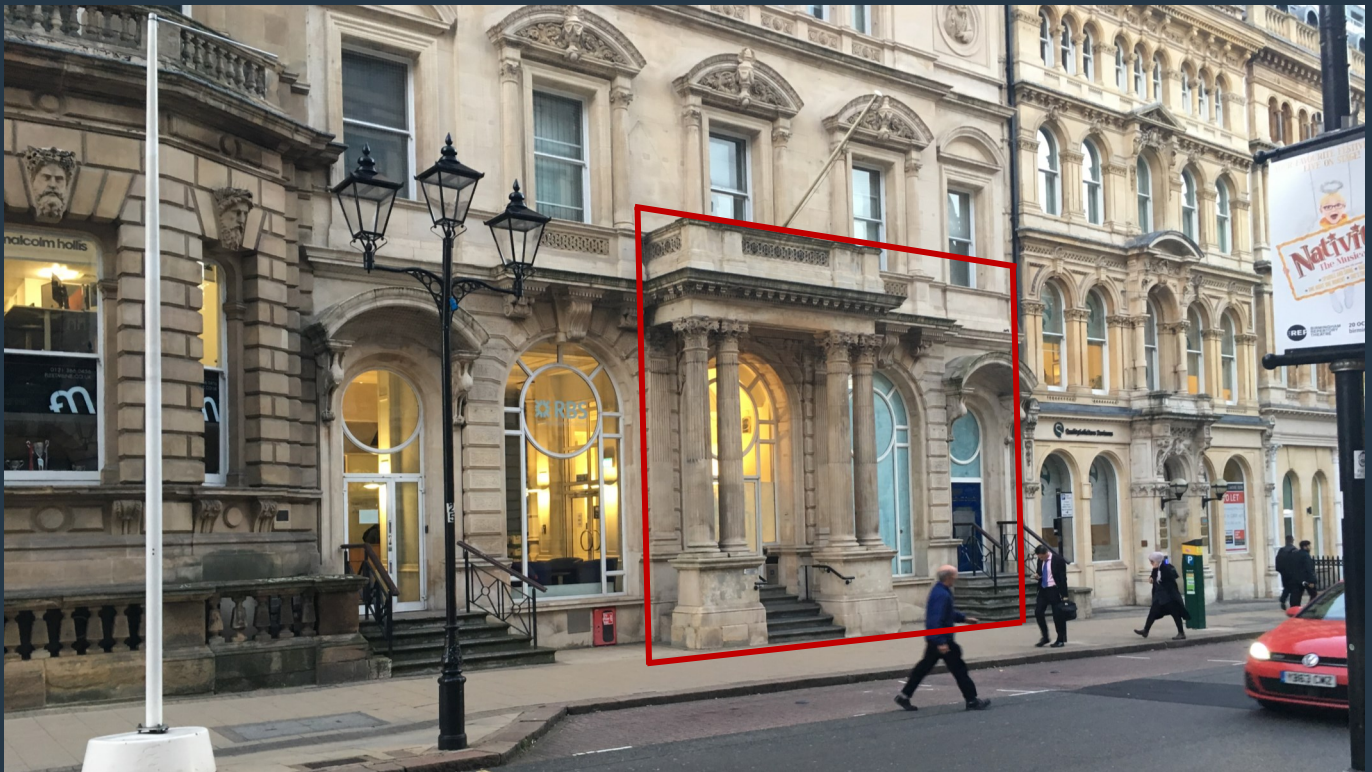
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Location

The distinctive Grade II listed building occupies a prominent position on Colmore Row. The street is recognised as being the primary office location in Birmingham. Recent developments like The Grand have introduced an array of retail and food and beverage operators into the locality.

Well known occupiers in the vicinity include **Purnell's Bistro**, **Bureau**, **Pure Bar**, **Gusto**, **Alchemist**, **Gaucha**, **Nosh & Quoff** and **The Old Joint Stock**. New arrivals to the area include **Dirty Martini**, **Sabai Sabai**, and **Chilango**.

Terms

The property is available by way of an XLTa sublease expiring 22nd June 2020. Alternatively a new institutional lease maybe available direct from the landlord.

Accommodation

Dimensions	ft	m
Gross Frontage	35' 09"	10.90
Max Width	48' 12"	14.93
Max Depth	130' 08"	39.83

Floor Area	Sq ft	Sq m
Ground Floor Sales	4,045	375.75
Basement	258	23.93

Rent

Upon Application.

Business rates

The property will be assessed for rating purposes once separation works have taken place.

EPC

The current Energy Performance Rating for the entire property is D 96.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

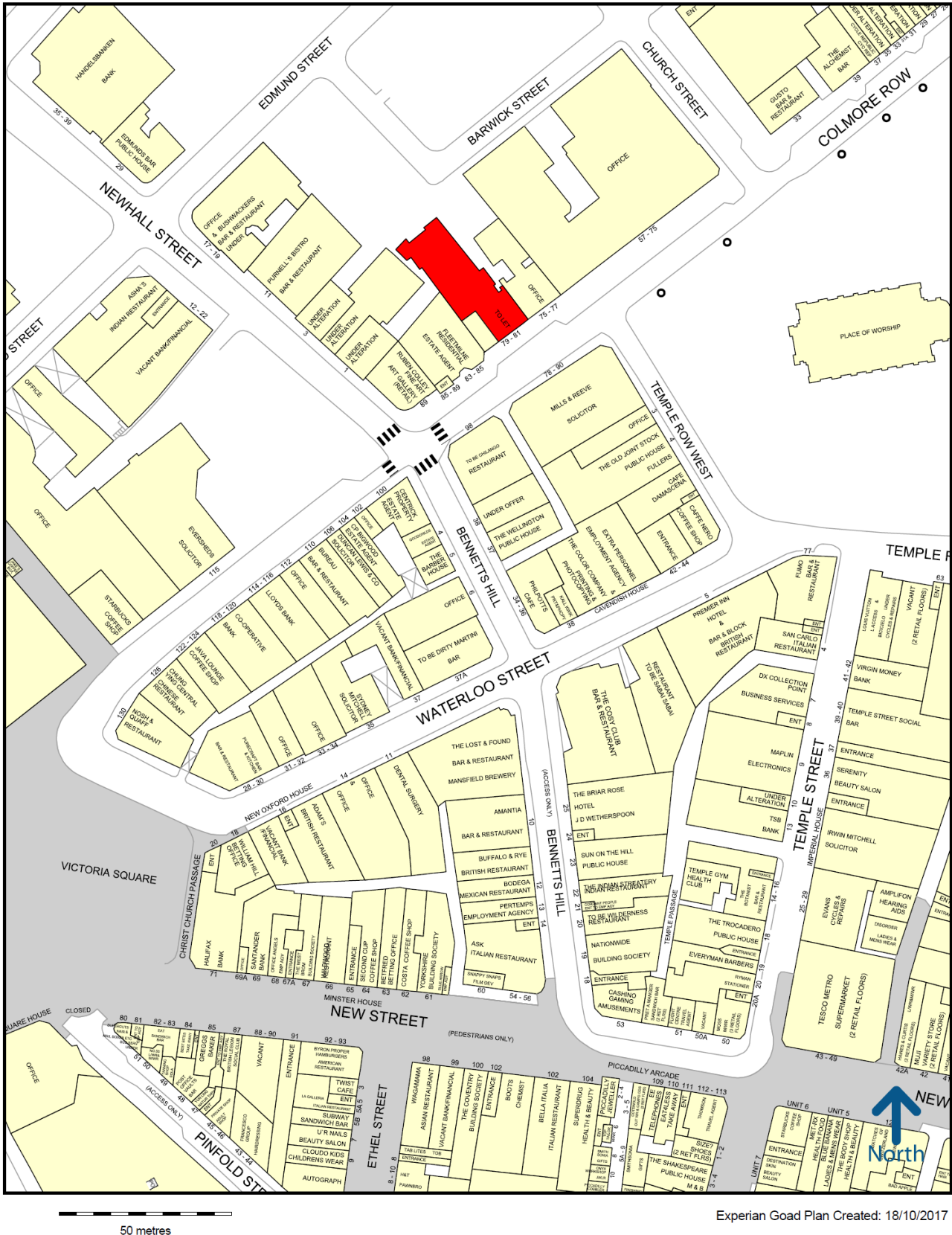
Each party to be responsible for their own legal costs incurred in any transaction.

Planning

The property currently benefits from B1 and A2 planning consent, and is suitable for A3 (Restaurants & Cafes) and A4 (Drinking Establishments) uses subject to planning approval.

Viewing

Strictly by prior appointment with the sole agents.



Experian Goad Plan Created: 18/10/2017

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