



SEVENTYONE

CORNWALL STREET B3

LAST UNIT
REMAINING
305m²
INTERNAL HEIGHT C. 5.64M

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

RESTAURANT & BAR

- 1 PURNELL'S
- 2 OPUS RESTAURANT
- 3 ZEN METRO
- 4 THE OLD ROYAL
- 5 SUBWAY
- 6 THE FLORENCE
- 7 UTOPIA BAR
- 8 FAZENDA
- 9 GAUCHO RESTAURANT

- 10 ASHA'S RESTAURANT
- 11 TATTU
- 12 GUSTO RESTAURANT
- 13 THE ALCHEMIST
- 14 BUSHWACKERS
- 15 FUMO RESTAURANT
- 16 THE IVY
- 17 GINO DI CAMPO
- 18 SAN CARLO

OFFICE

- 19 HSBC
- 20 BELPENNY
- 21 JLL
- 22 COUTTS
- 23 PWC
- 24 MAZARS
- 25 HANDELSBANKEN
- 26 WE WORK
- 27 103 COLMORE ROW

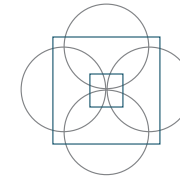
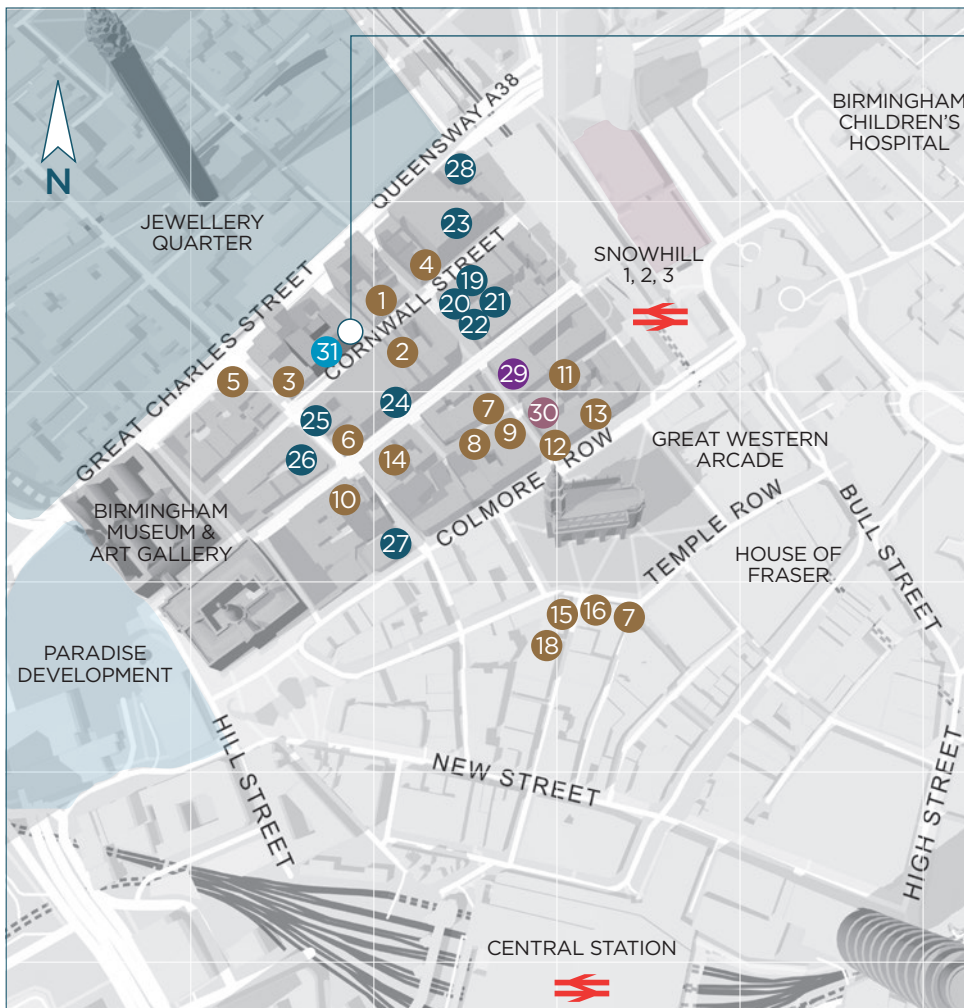
- 28 SANTANDER

HOTELS

- 29 HOTEL DU VIN
- 30 GRAND HOTEL

GYMS

- 31 BLAZE



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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 developments in the city.

A new mixed use, Grade A development – including 77 high-class apartments and the new and exciting ‘Blaze’ gym concept by David Lloyd – this last remaining commercial unit presents an opportunity to position your business amongst 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.

This prominent corner property is considered suitable for restaurant, bar, retail or other leisure uses and offers occupiers the rare prospect to secure representation in Birmingham’s highly sought after Colmore Business District (CBD) and a short walk from the largest development Birmingham has seen for a generation, Paradise.

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 in 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

The premises 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 unit benefits from A3 and A4 planning consent, but is also considered suitable for A1, A2, and D2 use.

SERVICE CHARGE

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

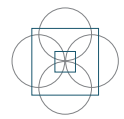
TERMS

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

NEW MARKET STREET

KERB LINE

CORNWALL STREET



SEVENTYONE

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FOR ALL ENQUIRIES:



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**Timings:
IMMEDIATELY AVAILABLE**

Misrepresentation Act

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January 2020