



City Centre

Birmingham Flagship
**BAR
RESTAURANT**
Opportunity



Stunning, clear-span,
column-free space.

Opposite Primitivo, Isaacs
and Tattu restaurants
4,000 - 6,800sqft options

Location

This prominent building stands at the corner of Barwick Street and Livery Street, just off Colmore Row. Snow Hill station is 2 minutes walk away in this Central Business District. Large office occupiers here include **KPMG, Barclays, Gowling WLG, BT, JLL, Ernst and Young, Gleeds, Brown Shipley and Brewin Dolphin.**

The **Grand Hotel** is directly opposite along with restaurants including **Primitivo, Tattu, Isaacs** American restaurant, **Gusto** and **The Alchemist**. **Hotel du Vin** is directly adjacent.

Directly opposite, the former **Barclays** bank will shortly be **Pasture** steak restaurant.

Other restaurants close-by are **Gaucha, The Ivy, Fazenda Rodrigo, Fumo** and **Purnells**.



Details

STREET VIEW



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FLOOR PLANS



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This ground floor restaurant / retail footprint benefits from 160ft of prominent frontage with large windows along the entirety. Internally, the space presents very well and is completely clear of columns. The property will be leased in a shell condition.

Space

Description	Imperial	Metric
• Gross Frontage.	49m	161'
• Doors Entrance	4.8m	16'
• Built Depth.	15.8m	51'10
• Ground Floor Area.	632sqm	6,800sqft
• Basement		

The space can be subdivided to present as little as 4,000sqft.

Basement provides 9 showers, changing rooms and space for 50 bikes in racks provided.

There are **26** car spaces, available by way of separate negotiation.

There is a plant room on the roof.

A new self-contained entrance will be created onto Barwick Street.

Opportunity

Lease
Available by way of an effective full repairing and insuring lease via service charge.

Rent
£215,000pax

Service Charge
Estimated at £6.13psf / £42,398pa.

Business Rates
To be assessed and subject to use. Currently, as office space, the rateable value is **£156,378**. This suggests Rates Payable at **£80,066 pa** using the multiplier of **.512**.

The rent, service charge and rates are based on the 6,800sqft option.

Services
The ground floor has the following services: **3** phase electric and gas are provided to the ground floor.

Amenities



COSTA

Whitehall Art Gallery

LIVERY STREET



TESCO
Express

Sainsbury's

Diet A Mancer

To Be A Restaurant

S' PHILIPS PLACE

COLMORE ROW

Pasture
Steak Restuarant

PRIMITIVO

200 DEGREES
Coffee Shop

Up & Running

Loake Shoemakers

John Shepherd

Philpotts

THE ALCHEMIST

TATTU

GRAND HOTEL

Isaac's
American
Restaurant

GUSTO

Hotel
Du Vin

EDMUND STREET

Duncan Lewis
Solicitors

URBAN
COFFEE

The Roebuck

CHURCH STREET

GAUCHO
FAZENDA

SIX by NICO

PLACE OF
WORSHIP



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TEMPLE ROW WEST

Mill Reeves
Solicitors

Rhubarb Property
Consultants

The Old Joint Stock
Pub & Theatre

CAFFE
NERO

Premier Inn

SABAI SABIA
Thai Restaurant

The
Coccy Club
Bar & Restaurant

Dirty
martini

LOST & FOUND
The

CHERRY ST

TEMPLE ROW



NEW CANNON PASSAGE

RIVA
BLUE

THE IVY

The
OYSTER CLUB

Las
GUANAS

Fumo

San
CARLO

Revolution
de Cuba

MANAHATTA

Positioning



The subject property occupies a prominent location on Barwick Street and the corner of Livery Street.

This opportunity is situated opposite **Primitivo**, **Isaac's** American restaurant and **Tattu**. **Pasture** steak restaurant will shortly open directly opposite.



Tatu Restaurant, Barwick Street



Grand Hotel, Colemore Row



Primitivo, Barwick Street



Gaucho, Church Street



The Alchemist, Colemore Row



hello BIRMINGHAM

Contact



RK Real Estate

Ryan Kennedy



+44 7715 001003



ryan@rkrealestate.co.uk



www.rkrealestate.co.uk



CREATIVE RETAIL
PROPERTY CONSULTANTS

Scott Robertson



+44 7831 856 733



scott@creative-retail.co.uk



www.creative-retail.co.uk

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