



THE GRAND

COLMORE ROW, BIRMINGHAM, B3 2BU
RETAIL AND LEISURE OPPORTUNITIES



LOCATION

The Grand is one of Birmingham's most iconic buildings occupying a prominent and imposing position on Colmore Row with views over St Philip's Cathedral. Colmore Row is traditionally the city's most prestigious address running from Victoria Square to Snow Hill station, within the Colmore Business District.

In addition to the numerous high profile, professional service office occupiers in the area, there is an abundance of quality retailers such as Louis Vuitton, Jaeger, Clements and Church, Pret a Manger and Whitewall Galleries, as well as a variety of exceptional bars and restaurants.

The area is well served by public transport links, lying within easy walking distance of both Snow Hill and New Street train stations.

The opulent surroundings provide an ideal setting for both retailing and entertainment with St Philip's Square providing one of the only green spaces in the city centre.

DESCRIPTION

The Grade II* listed property was originally built by Issac Horton and is still owned by the Horton family today.

In the past The Grand has played host to royalty, politicians and stars of the stage and screen. The elaborately decorated Grosvenor Room was once the centre of civil life in Birmingham, holding countless social events.

The property is currently under extensive refurbishment and its planned uses include a luxury hotel with extensive conference and banqueting facilities, offices and a mixture of retail and leisure accommodation.

SPECIFICATION

The units will be handed over in a developer's shell specification with glazed shop frontages and capped-off services. Further detail of the proposed handover condition can be made available upon request.

Business Premises Renovation Allowance (BPRA) may be available. Interested parties need to make their own enquiries.

BUSINESS RATES

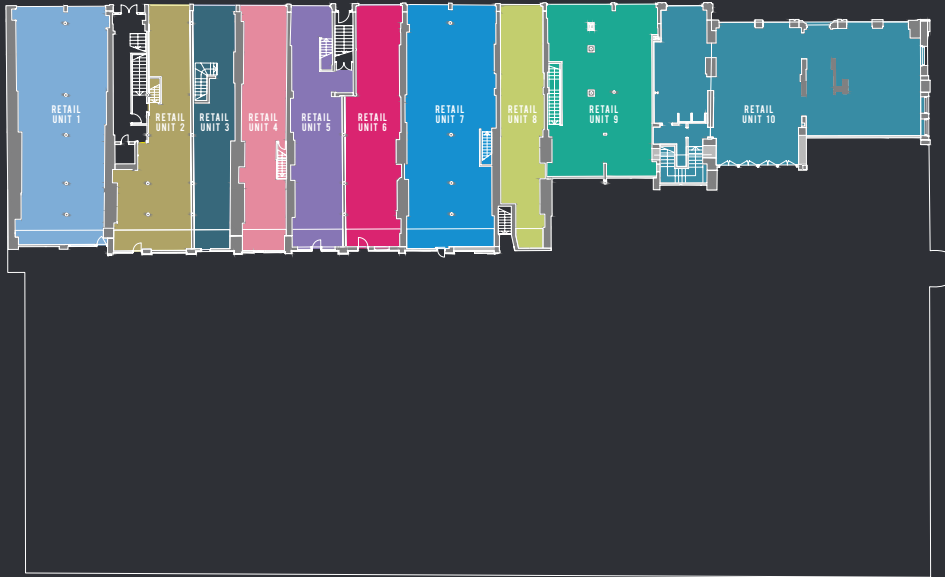
The newly configured premises will be reassessed for rating purposes. All interested parties should make their own enquiries with the Local Rating Authority on 0121 303 5509.

SERVICE CHARGE

A service charge will be levied. Further information is available on request.

COLMORE ROW

GROUND FLOOR



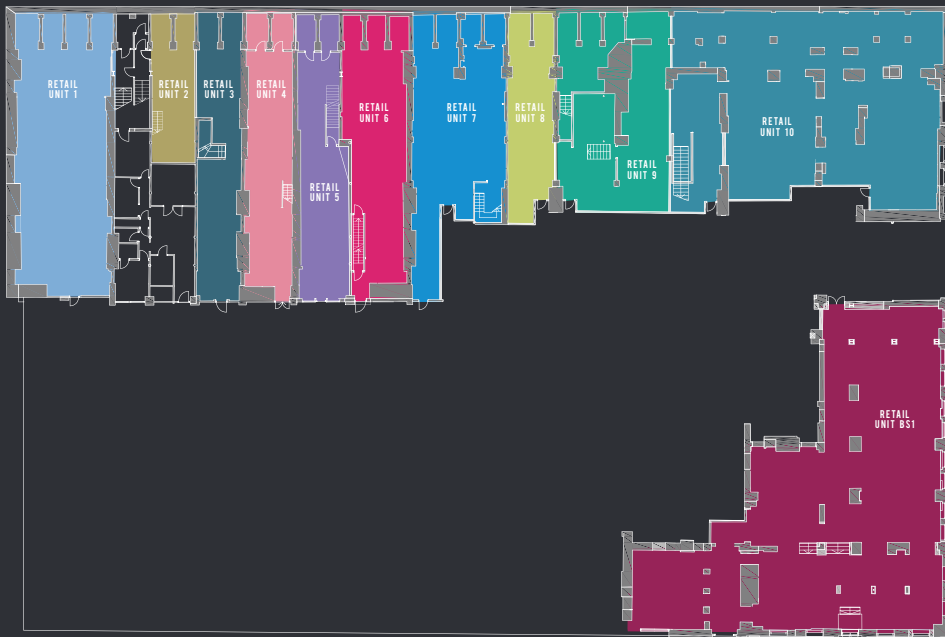
GROUND FLOOR

LOWER GROUND FLOOR

<p>UNIT 1 139 SQ M / 1496 SQ FT</p>	<p>UNIT 1 163 SQ M / 1755 SQ FT</p>
<p>UNIT 2 89 SQ M / 958 SQ FT</p>	<p>UNIT 2 41 SQ M / 441 SQ FT</p>
<p>UNIT 3 64 SQ M / 689 SQ FT</p>	<p>UNIT 3 78 SQ M / 840 SQ FT</p>
<p>UNIT 4 71 SQ M / 764 SQ FT</p>	<p>UNIT 4 81 SQ M / 871 SQ FT</p>
<p>UNIT 5 79 SQ M / 850 SQ FT</p>	<p>UNIT 5 87 SQ M / 936 SQ FT</p>
<p>UNIT 6 80 SQ M / 861 SQ FT</p>	<p>UNIT 6 102 SQ M / 1098 SQ FT</p>
<p>UNIT 7 141 SQ M / 1518 SQ FT</p>	<p>UNIT 7 132 SQ M / 1421 SQ FT</p>
<p>UNIT 8 64 SQ M / 689 SQ FT</p>	<p>UNIT 8 57 SQ M / 613 SQ FT</p>
<p>UNIT 9 121 SQ M / 1302 SQ FT</p>	<p>UNIT 9 140 SQ M / 1506 SQ FT</p>
<p>UNIT 10 238 SQ M / 2562 SQ FT</p>	<p>UNIT 10 312 SQ M / 3358 SQ FT</p>
<p>UNIT BS1 392 SQ M / 4219 SQ FT</p>	<p>UNIT BS1 392 SQ M / 4219 SQ FT</p>

COLMORE ROW

LOWER GROUND FLOOR



Please note: The floorplan for lower ground floor is subject to change and therefore the areas listed are purely indicative and may not immediately indicate ongoing and most recent changes.



PLANNING

The Grand is a Grade II* listed building and is located within the boundaries of the Colmore Row Conservation Area.

Subject to obtaining necessary consent, the premises will be available to trade within Use Classes A1, A2, A3, A4 and A5.

TERMS

The units will be available on new, effectively full, repairing and insuring leases.

Further information available upon request.

TIMING

The retail/leisure element is planned to be ready for occupation in Summer 2015.

www.thegrandbirmingham.co.uk



SIMON SMITH

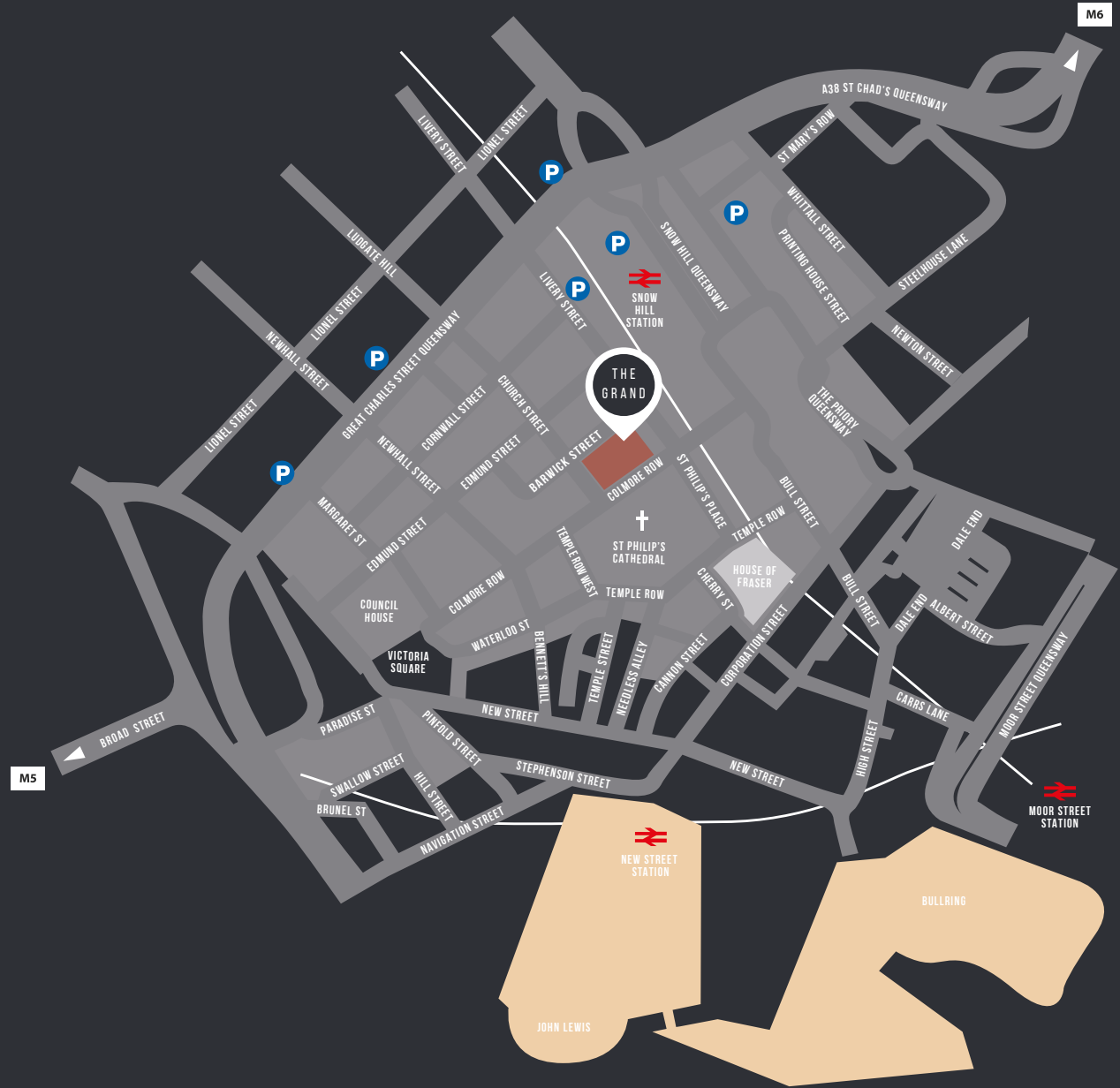
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- Colmore Business District
- Place of interest
- Railway