



85-87 Cornwall Street, Birmingham B3 3BY

Attractive office building in central Birmingham with development potential (STPP)

Lucy Hancock

Associate Director
+44 (0) 7585 990784
lucy.hancock@avisonyoung.com

Adrian Griffith

Principal
+44 (0) 7760 172918
adrian.griffith@avisonyoung.com

**AVISON
YOUNG**

85-87 Cornwall Street

The Property

The property comprises an attractive Grade II* listed building constructed in 1899 which occupies a 0.056 acre (0.023 ha) plot prominently fronting Cornwall Street.

The property extends to approximately 6,367 sq ft (591.5 sq m) net and 8,875 sq ft (824.5 sq m) gross and floor plans with accompanying accommodation schedules are available on the data room.

The existing office accommodation is arranged across 5 floors from basement to third floor level and is subdivided into a range of cellular offices and more open plan meeting spaces.

Each floor is accessible using the single main staircase or passenger lift with WC facilities available on each floor and kitchens on the first and third floor levels. The building has retained numerous original features and also benefits from a small courtyard.



Listed building conversion opportunity (STP)



Attractive building with original features



Currently occupied as offices



Close proximity to Colmore Row, Grand Central Station & City Retail Core

Location

Map



Location

The property is located in Birmingham City Centre within close proximity to Colmore Row and surrounding associated central business district amenities.

The property is situated at the southern end of Cornwall Street close to the intersection with Newhall Street with nearby occupiers including office, residential and bar/restaurant users.

The property is conveniently located 0.2 miles (4 minutes' walk) from the Town Hall tram stop, 0.3 miles / 6 minutes' walk from Snow Hill Train Station and 0.3 miles/7 minutes' walk from Grand Central New Street Station which offers wider connectivity to the national rail network.

Planning

The property is situated in the Colmore Row and Environs Conservation Area and is Grade II* listed as described in entry number 1290474 on the National Heritage List for England.

The building is designed in an Arts and Crafts style and is referred to as one of an important group of houses in the listing description.

The property is currently utilised as offices and does not currently benefit from any extant alternative planning permission.

Property detail

Tenure

The property is to be sold freehold in its current condition.

The property is sold subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must make their own enquiries in this regard.

Services

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should reply on their own enquiries with the relevant statutory undertakers.

Viewing

It is intended that a number of viewing days will be arranged. Parties should contact Avison Young to arrange an inspection. No attempt should be made to gain access to the property without prior arrangement.

Technical Data Site

Further information in respect of the property is available in the dedicated technical data site available via the Avison Young website: avisonyoung.co.uk/cornwallstreet

The technical data site has been compiled by Avison Young in their capacity as advisers to the Vendor. This has been compiled from information supplied by the Vendor and information available in the public domain. The technical information is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of all or any part of the Property.



EPC

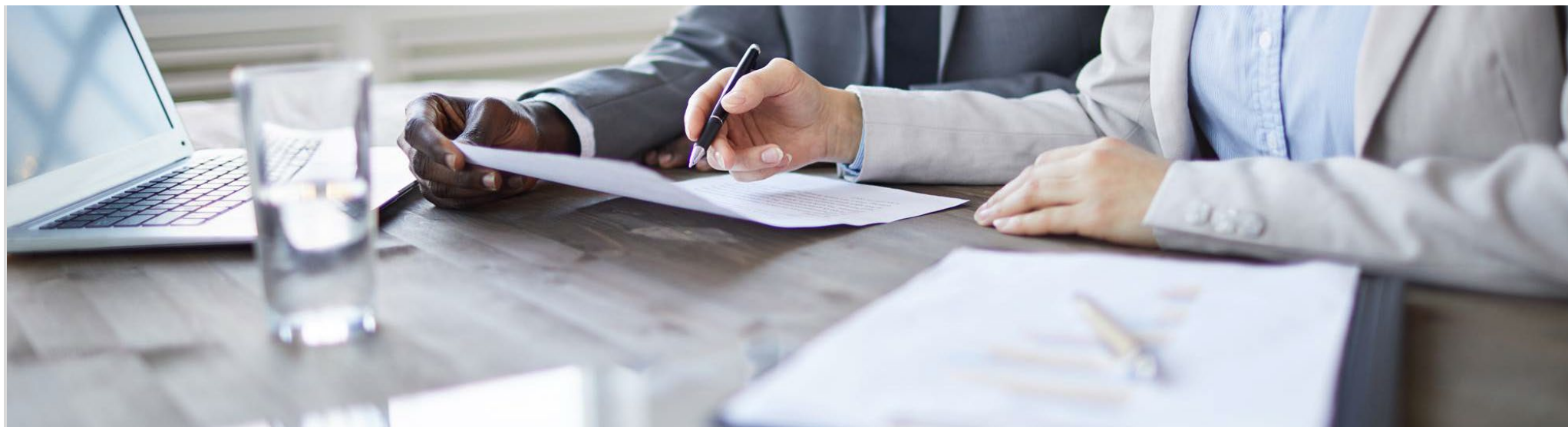
The property has the following EPC rating: C/69

The EPC certificate is available on the data room.

VAT

All offers are to be exclusive of VAT which may apply.

Method of sale



Basis of Offers

Unconditional and conditional offers are invited for the freehold interest in the entire property.

All offers whether on a conditional or unconditional basis should be supported by satisfactory proof of funds and timescales for exchange and completion.

Offers on a conditional basis should include details of the conditions to be discharged together with details of the timescales, scheme proposals (for bids on a subject to planning basis) and further details of the purchasing company.

Subject to Contract

Offers are to be submitted using the bid proforma that is available within the data room together with any supporting information to the selling agents:

lucy.hancock@avisonyoung.com
adrian.griffith@avisonyoung.com

Interested parties are permitted to submit an offer on more than one basis.

Our client reserves the right not to accept the highest or any offer received.

For more information about this property, please get in touch.

Lucy Hancock

Associate Director

+44 (0)7585 990784

lucy.hancock@avisonyoung.com

Adrian Griffith

Principal

+44 (0)7760 172918

adrian.griffith@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.