

The SCHOOL YARD

WHERE HERITAGE MEETS STYLE

HARBORNE HIGH STREET, BIRMINGHAM, B17 9NJ

**FINAL
OPPORTUNITY**
LAST UNIT
REMAINING



UNIT 4: FROM 2,600 SQ FT (242 M²)
TO 4,800 SQ FT (446 M²)
WITH A1 & A3 PLANNING CONSENT

AVAILABLE FOR FIT OUT AUTUMN 2013

A sensitive redevelopment and restoration of a significant Grade II Listed Building. A former Victorian school, The Clock Tower scheme has been designed by award winning architects K4 to provide a new public square and quality restaurant and residential accommodation in the heart of Harborne's commercial centre.



Now with the benefit of Planning Consent, work will commence shortly on this heritage building, including a modern architecturally significant extension to provide quality residential accommodation and additional ground floor and mezzanine restaurant/café space fronting the new public square.

With an extensive frontage to the prime section of Harborne High Street, the development will also provide a unique pedestrianised public open space utilising the former playground to provide alfresco dining in a quality special urban environment.

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Location

Harborne is widely recognised as one of the most desirable places to live in the West Midlands, a thriving and affluent suburb located only 3 miles from Birmingham City Centre yet retaining something of a village atmosphere. The redevelopment of this heritage building in such a prime location will provide with needed quality space in close proximity to established multiple retailers including Marks & Spencer, Waitrose, Sainsbury's and Boots the Chemist.



EAT-LIVE-LEARN-MEET



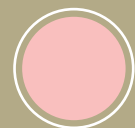
Major lettings have already been signed



= TENANT'S/LANDLORD'S SIGNAGE



RESTAURANT: LET
 A highly reputable Birmingham institution comes to Harborne bringing continental cuisine



FOOD SCHOOL: LET
 A school of artisan cookery operated as a social enterprise & including occasional farmers markets within the public square



COFFEE SHOP: UNDER OFFER



RESTAURANT: LET
 The famous, award winning Italian restaurant offering a quality menu



RESIDENTIAL: RESERVED
 Former Caretaker's House



RESTAURANT/RETAIL UNIT: AVAILABLE



RESIDENTIAL: NOT YET RELEASED
 A select number of extra-special apartments



Unit 4 Accommodation - With A1 & A3 Planning Consent

GROUND FLOOR	1,600 SQ FT	149 M ²
MEZZANINE	1,000 SQ FT TO 3,200 SQ FT	93 M ² TO 297 M ²

UNIT 4: FROM 2,600 SQ FT (242 M²) TO 4,800 SQ FT (446 M²) subject to tenant's requirements
ALSO BENEFITING FROM DEMISED EXTERNAL SEATING



GROUND FLOOR



MEZZANINE



Specification

The property will be provided to a developers shell specification with shopfront, service tails, vent/extract routes and waste management facilities also provided.

- External illuminated High Street signage by the Landlord
- Vertical circulation within the unit by negotiation to suit individual tenant requirements
- Vehicular servicing for deliveries via a dedicated service bay

Terms

The property will be available upon the basis of a new lease to be granted for a term of 15 or 20 years on essentially full repairing and insuring terms containing service charge provisions and rent reviews at 5 yearly intervals.

Rentals

Upon application.