



EV  
Edgbaston Village  
A CALTHORPE COMMUNITY

17

**Highfield Road**  
Edgbaston, Birmingham B15 3BU

**TO LET**

new restaurant/bar (class E)  
**approx. 465 sq m (5,010 sq ft)**

  
CALTHORPE  
ESTATES

# 1 The restaurant/bar

17 Highfield Road is situated in a high profile mixed-use location, in Edgbaston less than a mile from Birmingham city centre.

The Georgian self contained property sits within the gastro quarter of Edgbaston Village and its premier leisure and lifestyle retailers. The leafy conservation area is home Michelin starred Simpsons, a range of award-winning restaurants and bars including The High Field, The Edgbaston, Loki Wine and Laghi's Deli. In addition, it is close to Greenfield Crescent which has recently been transformed and now boasts the very popular Edgbaston Village Artisan Market.

Customer car parking is available in a public pay and display car park, and there is also on-street parking. Highfield Road connects to Greenfield Crescent and Edgbaston Village via a network of paths, public realm space and car parking space.



## Elevations



## Size

- Total approx. 465 sq m (5,010 sq ft) GIA.
- Ground & first floor: approx. 232.5 sq m (2,505 sq ft).

## Specification

- Period frontage with open plan and cellular space
- DDA compliant access
- Internal lift
- Newly extended shell unit ready for fit out

## Floor plans (with indicative layout)



# Edgbaston statistics



**18,889**  
people living in  
Edgbaston



**7,287**  
households



**4,760**  
people aged  
25 - 44  
(25% of the  
population)



**£43,478**  
mean  
household  
income  
6% £100k+



**£218.40**  
per week  
convenience  
and non-retail  
spend



**68%**  
spend more  
on eating out  
and clothes  
than average

Within one hours  
drive there are  
**over 1 million**  
ABC 1 profile households

**642,092**  
ABC 1 Households  
Households with  
£40k plus income

1 HOUR DRIVE  
TIME  
CACI



# Edgbaston

The Calthorpe Estate within Edgbaston is an affluent and leafy suburb of Birmingham, it boasts over 1 million trees and is located just a mile from the city centre.

The area is renowned for its range of elegant homes and world-class educational establishments including King Edward's School, University of Birmingham and Birmingham City University.

It is also home to leading medical facilities and internationally-recognised sports and leisure venues such as Edgbaston Stadium, Edgbaston Priory Club, Edgbaston Golf Club, the Birmingham Botanical Gardens, mac (Midlands Arts Centre) and Michelin-starred Simpsons restaurant, plus a range of award-winning dining establishments, bars and cafés.

Edgbaston boasts circa 3 million square feet of office space and is home to Lloyds, Department of Work & Pensions, The Binding Site, Scrivens, Big Lottery Fund, Health & Safety Executive and Birmingham Chamber of Commerce to name but a few. This is set to be enhanced further with the arrival of New Garden Square, a mixed-use regeneration project on a 10.7 acre site fronting Hagley Road.




# Edgbaston Village

As a destination of choice, Edgbaston Village has developed over recent years into a vibrant lifestyle location.

It has a range of interesting retail, food and beverage plus leisure operators, all within an attractive leafy setting and many character buildings.

To find out more visit

[www.edgbastonvillage.co.uk](http://www.edgbastonvillage.co.uk)

   @EdgbastonVillage

## DINING AND DRINKING

### Restaurant

- 7 Laghi's Italian Deli
- 34 Simpsons
- 35 Three Church Road

### Bar/Restaurant

- 18 The Blue Piano
- 5 Brew Bar Lounge
- 30 The Edgbaston
- 32 The High Field
- 23 Loki Wines & Deli

- 15 The Physician
- 27 Restaurant/lounge bar (opening Winter 2021)

### Café/take away

- 17 Boston Tea Party
- 9 Costa Coffee
- 7 LA-POP!
- 4 Pizza Hut
- 1 Starbucks
- 7 The Sandwich Club
- 33 The High Field Studio
- 22 Village Kitchen

### Rooms/Accommodation

- 18 The Blue Piano Rooms
- 30 The Edgbaston Hotel
- 31 The High Field Town House
- 5 Marriott Hotel

### BANKS

- 28 Handelsbanken
- 6 Lloyds
- 21 Natwest

## Homeware and Shopping

- 14 BoConcept
- 10 Classic Interiors
- 7 Eye Opticians
- 7 June Peony Bridal Couture
- 26 KIN Homes (opening Autumn 2021)
- 11 Morrisons
- 20 Neptune
- 19 OKA
- 2 Timpnon

## Beauty

- 7 Classy & Fabulous Nails
- 24 Edgbaston Wellness & Medspa
- 13 JYG Hair & Beauty
- 8 James Bushell Hair
- 29 Kat & Co
- 7 Kings Barbers
- 7 The Lion Zen
- 16 sk:n
- 3 Turkish Barbers & Hair
- 7 The Sky Clinic
- 56 The Westbourne Centre

## LEISURE, ENTERTAINMENT & OTHER

- 12 Anytime Fitness
- 33 The High Field Studio
- 7 Tricorn Computers
- 7 White Rose Dry Cleaners
- 25 Photographic gallery (opening Autumn 2021)



# Location

Situated on Highfield Road the building is well serviced, it is located in the heart of Edgbaston Village, which boasts a wide range of shopping, leisure, restaurant and café facilities in the immediate vicinity. It is outside the Clean Air Zone. High speed broadband is available in the area.

Five Ways railway station is just a short walk away providing a 3 minute cross city service to Birmingham New Street. In addition, it will be 4 minutes walk to Edgbaston Village Metro stop (opening late 2021) with a 6 minute connection to the city centre, shortly followed by the SPRINT with direct connections to Quinton. It offers quick access to Birmingham; Brindleyplace, Symphony Hall, ICC, and NIA are within 5 minutes walking distance and the city centre is a 10-15 minute walk.



- Railway line
- ⊞ Rail station
- Midland Metro line
- - - Midland Metro extension (opening late 2021)
- ⊞ Midland Metro stop
- - - New SPRINT line (opening 2023/4)
- ⊞ SPRINT stop

## Tenure

The accommodation is available by way of a new full repairing and insuring lease.

## Rent

Price upon application.

## Rates

The in-going tenant will be responsible for the payment of Local Authority Rates.

## Viewings

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

**0121 400 0407**

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

### Ed Purcell

m 07793 808 974  
ed@creative-retail.co.uk

### Scott Robertson

m 07831 856 733  
scott@creative-retail.co.uk

0121 400 0407

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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## Estate charges

The tenant will be responsible for a contribution to the Edgbaston Estate Security Scheme offering CCTV coverage throughout the area Estate charge and a service charge. Prices upon application.

## Legal costs

Each party will be responsible for its own legal costs incurred in the preparation and execution of legal documentation.



**CALTHORPE  
ESTATES**

creating exceptional places

### Emma Davenport

m 07919 324 915  
edavenport@calthorpe.co.uk

0121 248 7676

[www.calthorpe.co.uk](http://www.calthorpe.co.uk)



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