

SUITES C & D, ABEC HOUSE, 194/202 PERCY ROAD,  
SPARKHILL, BIRMINGHAM, B11 3LG



## TO LET

### GROUND FLOOR RETAIL/SHOWROOM ACCOM.

Retail/Showroom Suite C – 770 sq.ft/71.53 sq.m

Retail/Showroom Suite D – 1,175 sq.ft/109.16 sq.m

- Self-contained, ground floor, showroom/retail accommodation.
- Independent, gas fired central heating systems.
- Direct frontage onto Percy Road.
- Suspended ceilings/recessed lighting.
- Excellent communicational links – nearby, Warwick Road & Stratford Road
- Circa, 2.25 miles from Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents  
Malvern House, New Road, Solihull, B91 3DL  
Tel: 0121 706 7766

[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

Both showroom/retail facilities, enjoy direct frontage onto Percy Road, situated, within close proximity to the intersection with Avondale Road.

Surrounding areas are densely populated residential.

Percy Road benefits from considerable traffic flow.

Nearby, main arterial routes, include Warwick Road and Stratford Road.

Birmingham City Centre is located approximately, 2.25 miles north west.

## DESCRIPTION

Ground floor retail/showroom accommodation.

Advantages include:

- Independent gas fired central heating systems.
- Suspended ceilings/recessed lighting.
- Each suite has the benefit of its own toilet facility.

## ACCOMMODATION

### **Suite C**

770 sq.ft/71.53 sq.m

### **Suite D**

1,175 sq.ft/109.16 sq.m

## MAINS SUPPLIES

Each suite has the benefit of separately metered mains electricity, gas, water and drainage.

## BASIS OF OCCUPATION

3 year, internal repairing and insuring lease agreements.

## ASKING RENTAL LEVEL

Suite C - **£8,000** pax

Suite D - **£12,000** pax

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

### Suite C

VAT is not applicable

### Suite D

VAT is applicable

## BUSINESS RATES

At present the individual suites are not separately assessed.

A separate assessment will be obtained, it is likely, Small Business Rates Relief will apply.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

## **For More Information Contact:**

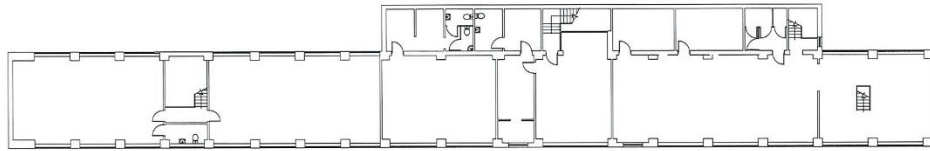
Robert Taylor BSc MRICS or Oliver Beard

T: 0121 706 7766

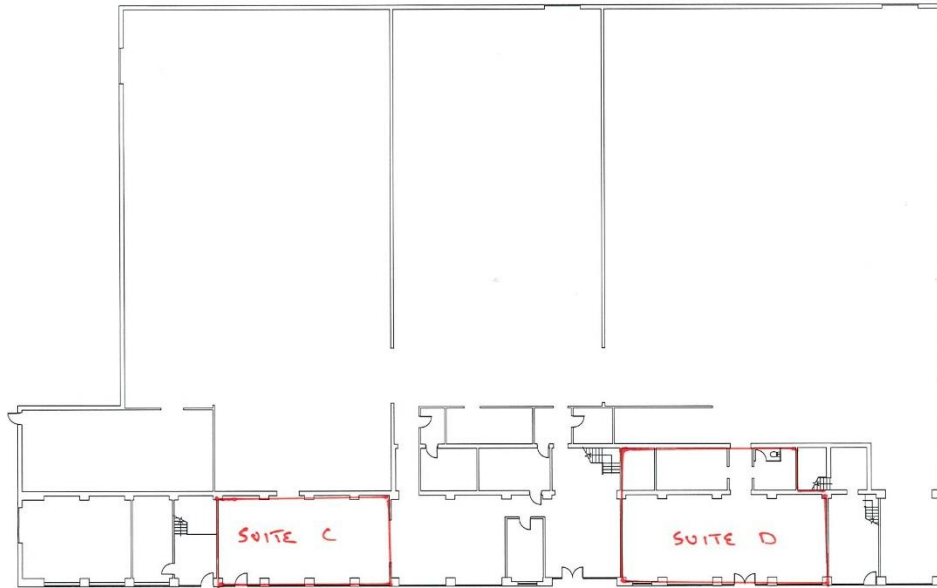
E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

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FIRST FLOOR PLAN

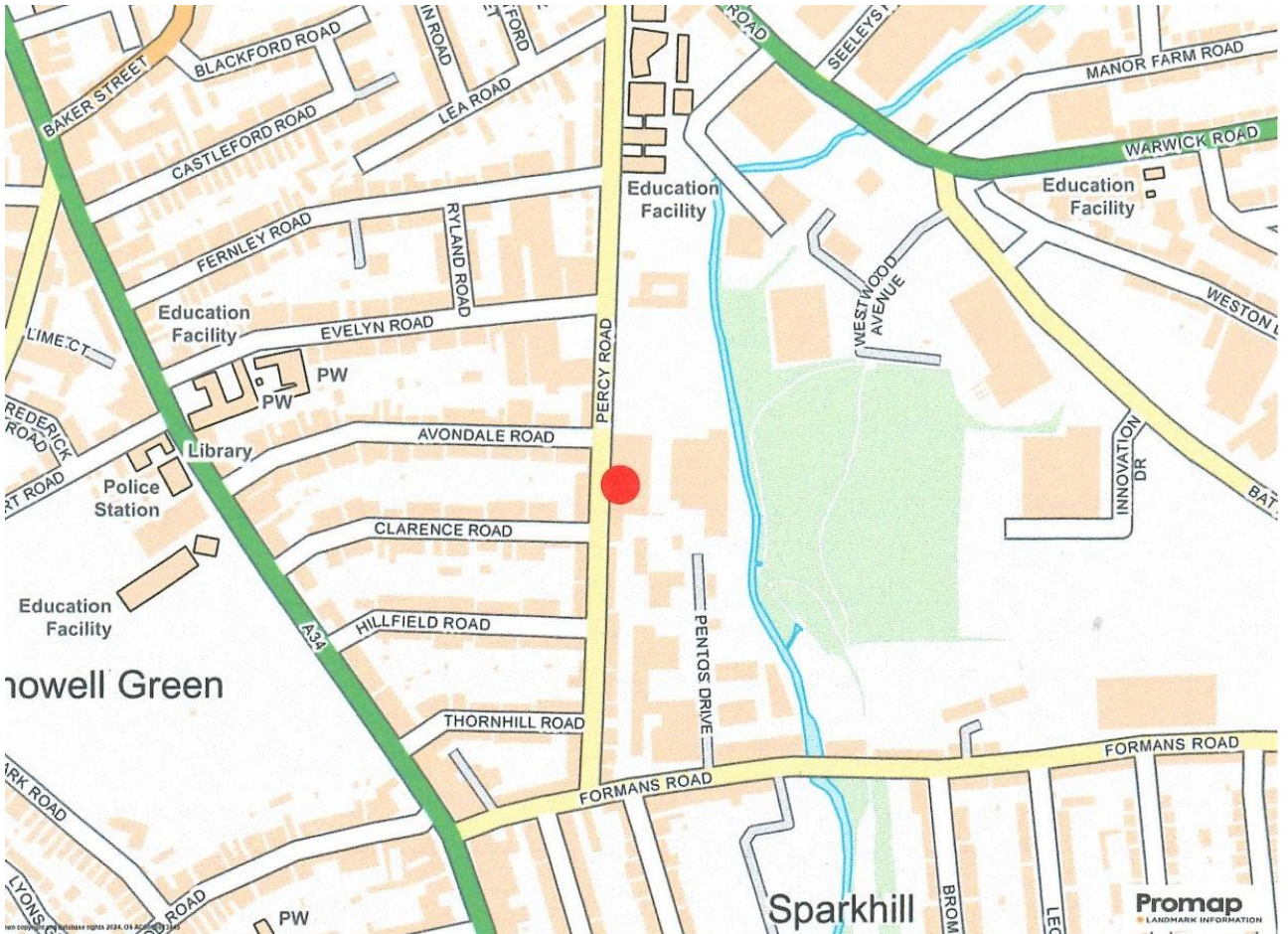


GROUND FLOOR PLAN



| Floor Plan  |  |       |     |
|---|--|-------|-----|
| 194-202 Percy Road<br>Sparkhill<br>Birmingham<br>B11 3LG  |  |       |     |
| Project No.   | Scale  | Date  | Rev |
| 005514  | A3   | 1:200 | -   |
| ST  | April 2024   |       |     |
|  Towers Richardson<br>10 Beakley Lane<br>Walsley<br>Walsley<br>WF4 2NR | Land Register No<br>Title No<br>Local Plan<br>Neighbourhood Plan<br>Map Ref<br>CAD Entry |       |     |
|   | 01222 883040<br>www.towersrichardson.com<br>info@towersrichardson.co.uk                  |       |     |
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|    |  |       |     |

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## NOTICE

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## **SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.