

To Let



Birkenhead

4 St John's Square, Pyramids Shopping Centre

1,006 sq ft / 93.45 sq m
Rental Offers of £50,000

Location & Description:

- **The Pyramids Shopping Centre is anchored by Next, JD Sports, Argos Extra and 98,000 sq ft market.**
- **The Pyramids is served by two multi storey car parks with over 1,100 spaces between them.**
- **The subject unit is situated adjacent to H Samuel and Carphone Warehouse fronting St Johns Square with other retailers in the near vicinity including Marks and Spencer, Caffè Nero and Costa.**

Demise:

Ground Floor 635 sq ft 58.99 sq m

First Floor 371 sq ft 34.46 sq m

Rent:

Offers in the order of £50,000 pax

Lease:

New FRI lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £12,750.

Date Prepared:

April 2024

Contact Us:

James Lamming

07715 678630

james@barkerproudlove.co.uk

Jack Deakin

07591 835782

jack@barkerproudlove.co.uk

Emanuel Oliver

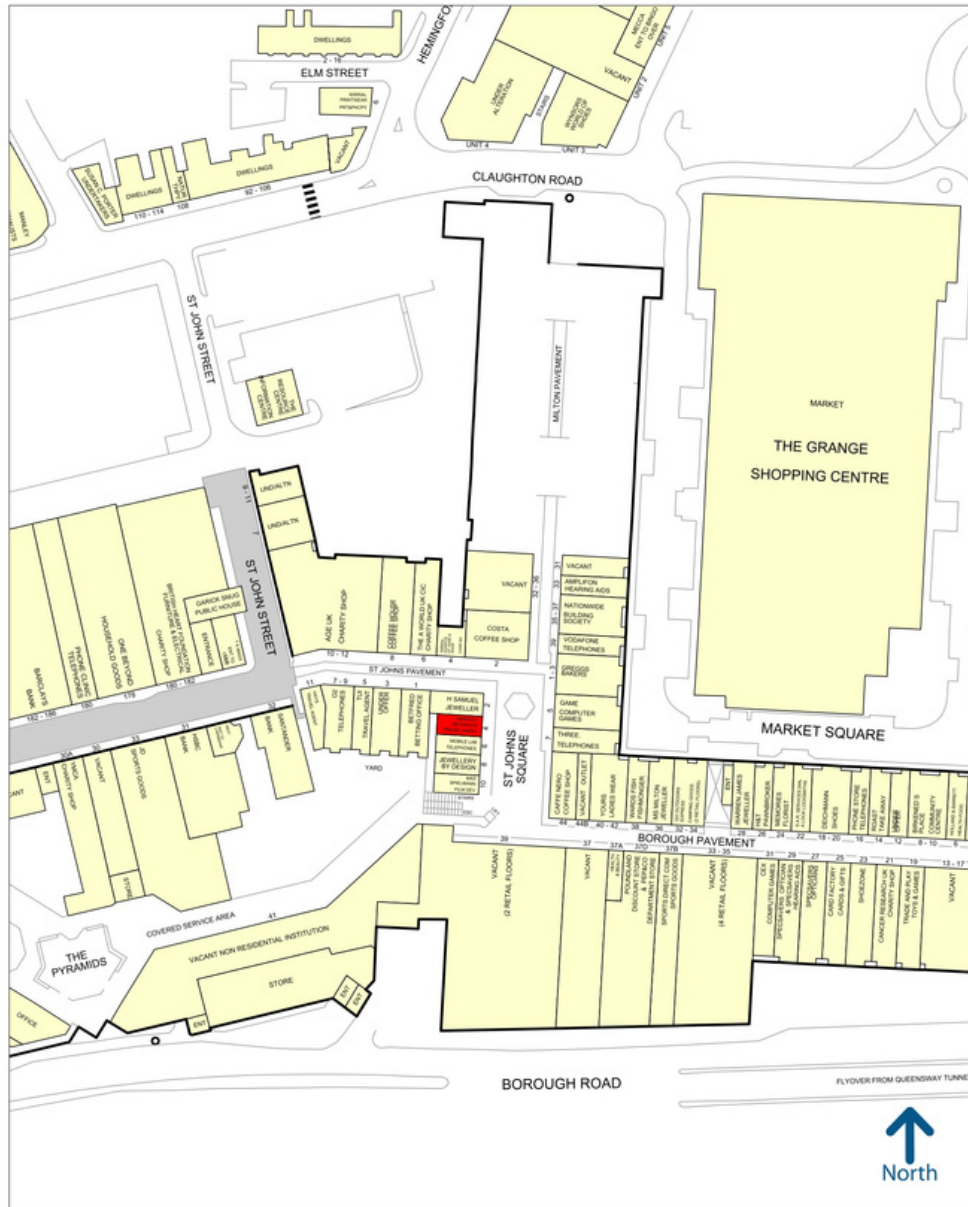
Llyr Emanuel

0151 236 6725

llyr@emanueloliver.com



Birkenhead



50 metres

Experian Goad Plan Created: 03/04/2024
Created By: Barker Proudlove Ltd



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad/ | sales@uk.experian.com

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.