

To Let



Birkenhead

4 St John's Square, Pyramids Shopping Centre

Total Area: 1,006 sq ft (93.45 sq m)

Rental Offers of £50,000 pax

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 per annum exclusive.

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:

August 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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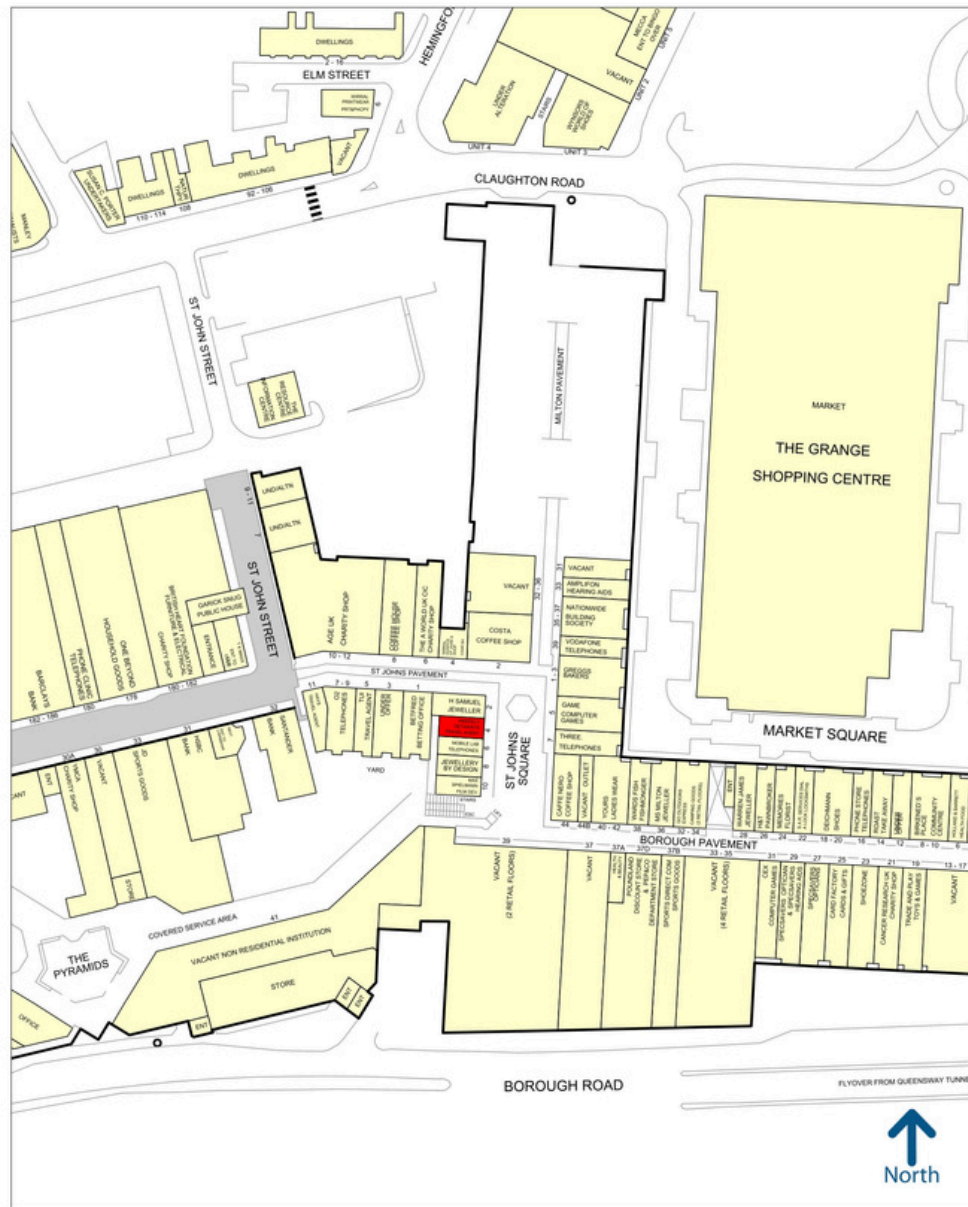
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Birkenhead



50 metres

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



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