

# To Let



## Birkenhead

11 St John's Pavement, Pyramids Shopping Centre

Total Area: 1,070 sq ft (99.4 sq m)

Rent: £55,000 PAX

## Location & Description:

- The Pyramids Shopping Centre is anchored by Next, JD Sports, Argos Extra and a 98,000 sq.ft. market
- The Pyramids is served by two multi storey car parks with over 1,100 spaces between them.
- The unit is situated in a prime location adjacent to O2 and in close proximity to New Look.

### Demise:

Ground Floor Sales 738 sq ft (68.56 sq m)

First Floor 332 sq ft (30.84 sq m)

### Rent:

£55,000 per annum exclusive

### Lease:

New FRI lease for a term to be agreed.

### Service Charge:

Available upon request.

### EPC:

Energy Performance Rating Assessment - E.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £17,500.

### Date Prepared:

April 2024

### Contact Us:

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50 metres

Experian Goad Plan Created: 05/04/2024  
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