

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 – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

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

Date Prepared:

November 2024

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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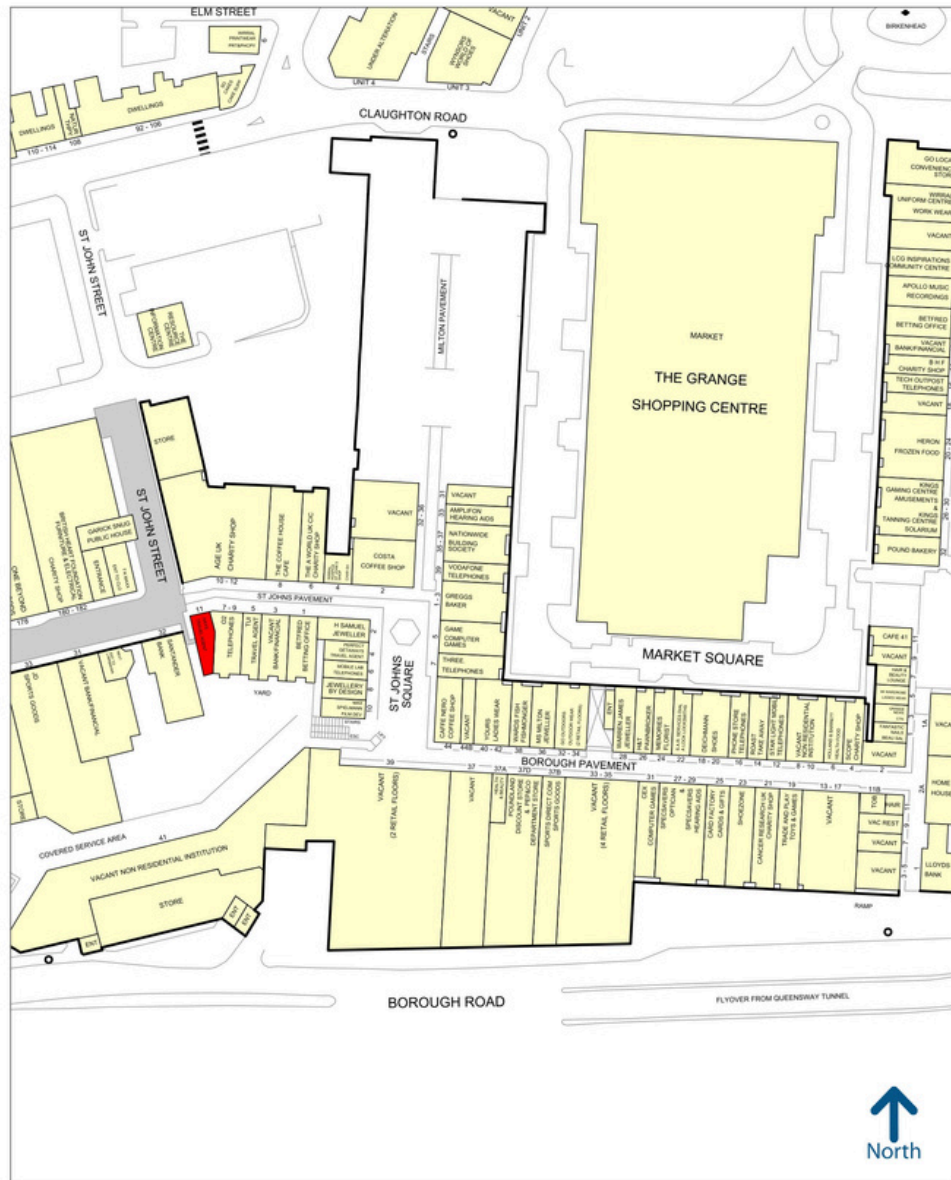
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Birkenhead



50 metres

Experian Goad Plan Created: 22/11/2024
Created By: Barker Proudlove Ltd



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