

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 2026) – £14,500.

Date Prepared:

Updated May 2026

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:

James Lamming
07715 678630
james@barkerproudlove.co.uk

Joint Agent:

Emanuel Oliver
Llyr Emanuel
0151 236 6700
llyr@emanuololiver.co.uk

