

To Let



Birkenhead

12 Princes Pavement, Pyramids Shopping Centre

Total Area: 1,364 sq ft (126.72 sq m)

Rent: £25,000 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 busy location adjacent to Betfred and in close proximity Savers and Heron Foods.**

Demise:

Ground Floor Sales 895 sq ft (83.15 sq m)

First Floor 469 sq ft (43.57 sq m)

Rent:

£25,000 per annum exclusive

Lease:

New FRI lease for a term to be agreed.

Service Charge:

Available upon requests.

EPC:

Energy Performance Rating Assessment - B.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £8,800.

Date Prepared:

November 2024

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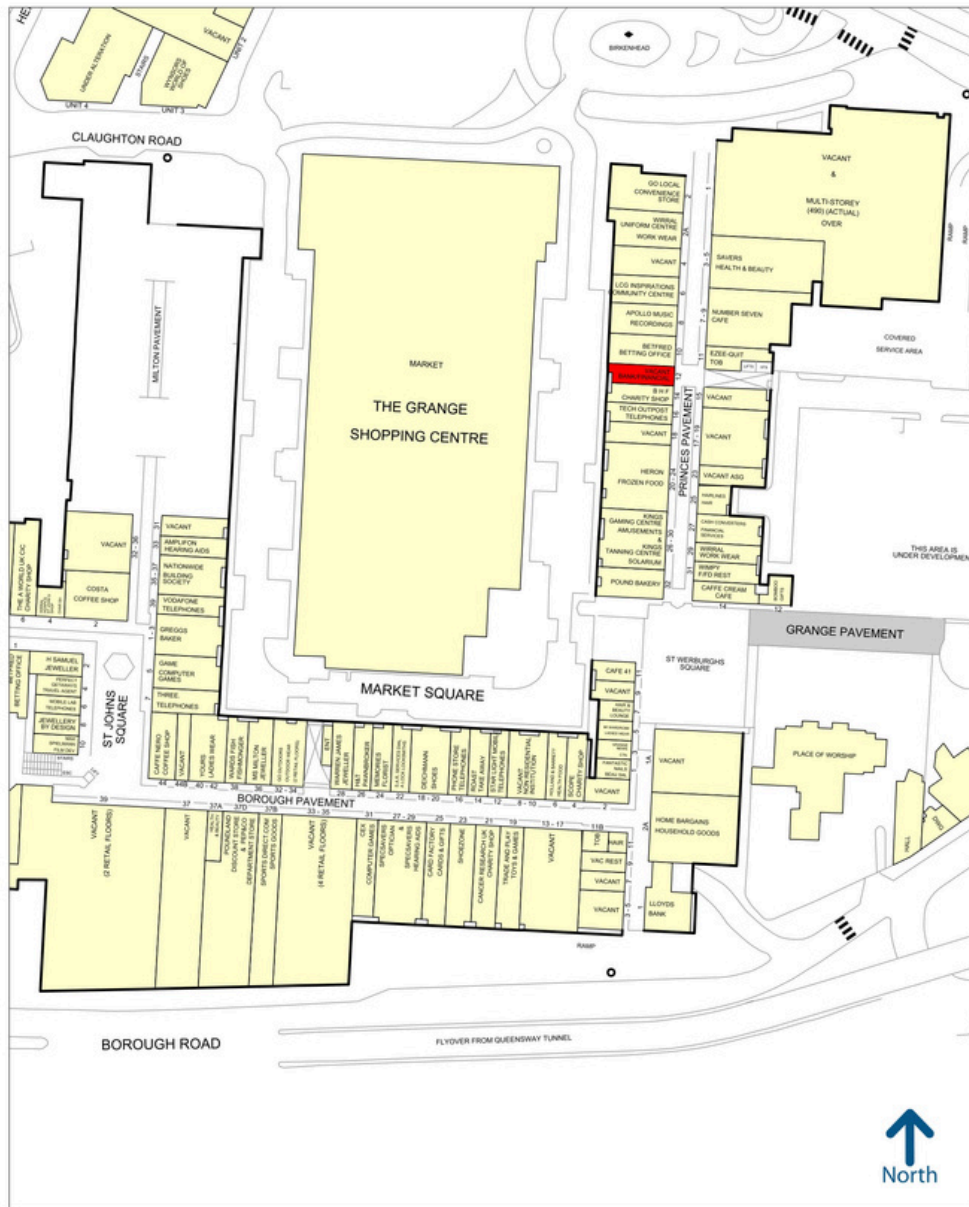
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