

# To Let



## Birkenhead

12 Princes Pavement, Pyramids Shopping Centre

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

Rent: £25,000 pax

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**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.

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**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

**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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**Joint Agent:**

**Emanuel Oliver**

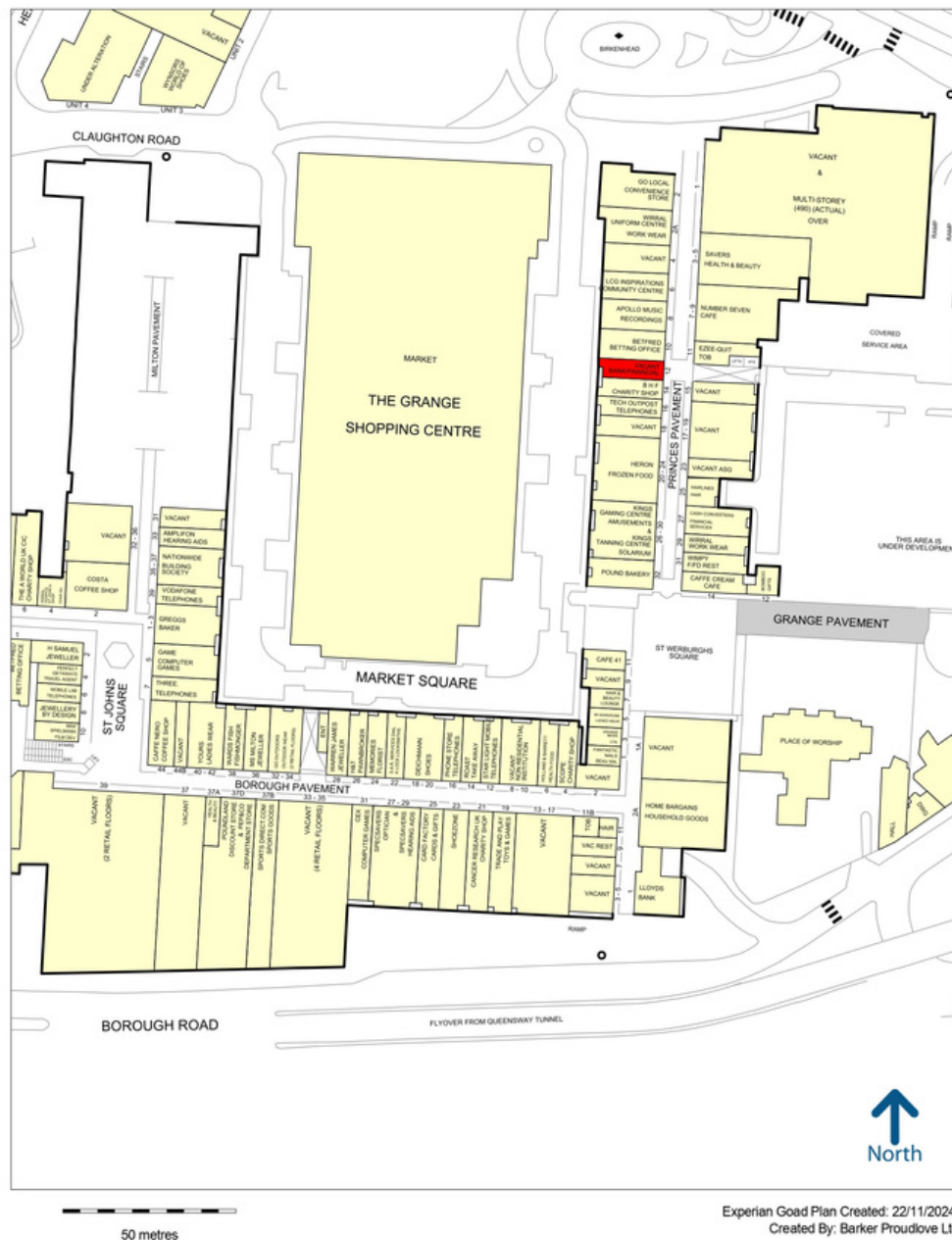
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Birkenhead



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