

# 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 2026) – £6,300.

### 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:

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### Joint Agent:

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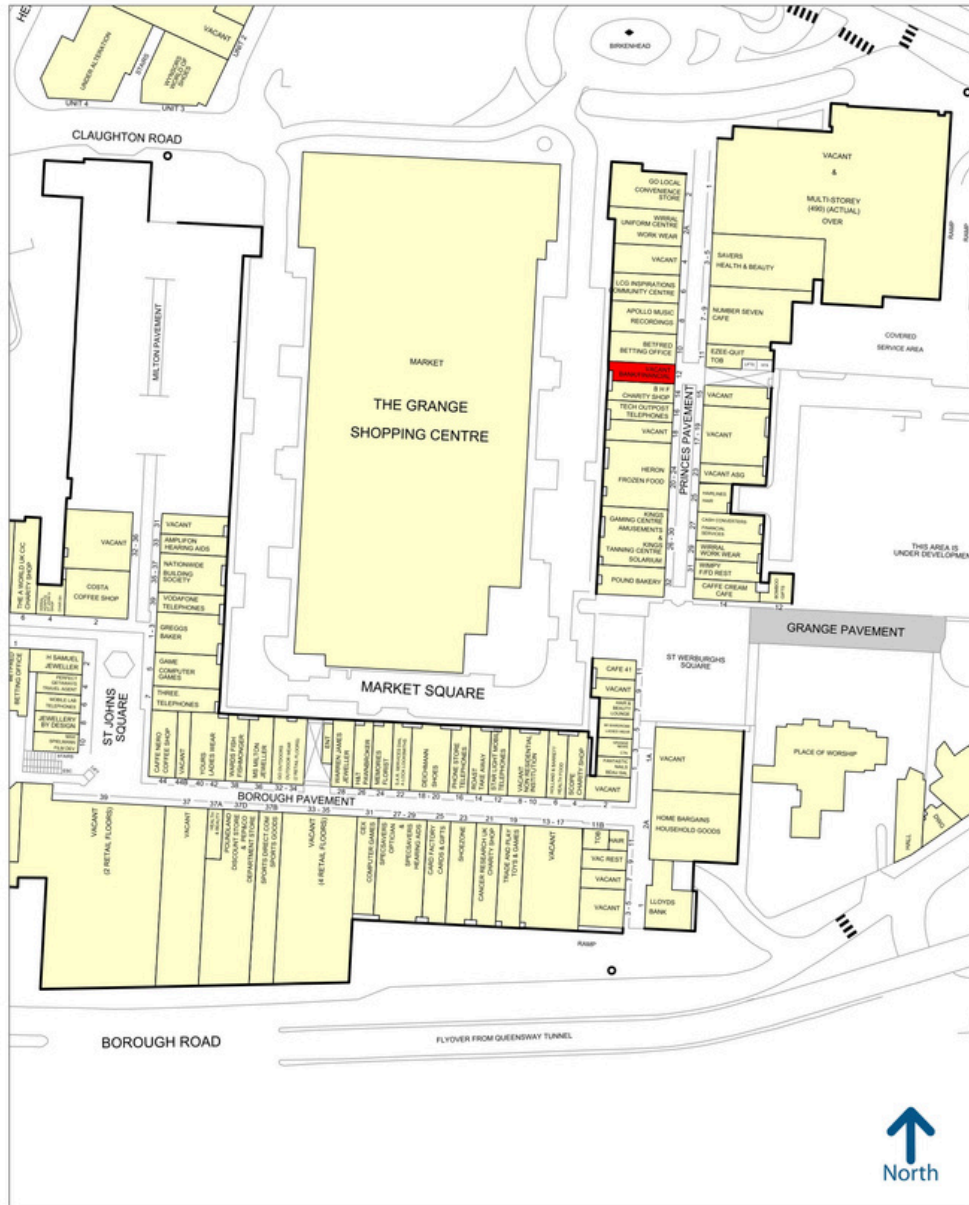
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Birkenhead



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