

SHOPPING CENTRE PROPERTY / CLASS A1

3 St John's Pavement Pyramids Shopping Centre, Birkenhead



Rent: £45,000 PA

Ground Floor Area

2,495 Sq ft / 232 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

James Lamming

Mob: 07715 678630

Email: james@barkerproudlove.co.uk

Jack Deakin

Mob: 07591 835782

Email: jack@barkerproudlove.co.uk

Emanuel Oliver

Llyr Emanuel

Tel: 0151 236 6725

Email: llyr@emanueloliver.com

Location:

The Pyramids Shopping Centre is anchored by Next, JD Sports, Argos Extra, House of Fraser Department Store and 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 next to Tui with other nearby retailers including BetFred and H Samuel.

Accommodation:

The premises comprise the following approximate net internal floor areas:-

Demise:	Sq Ft	Sq M
Ground Floor	2,495	231.8

Rent:

We are seeking rental offers in the order of £45,000 per annum exclusive.

Tenure:

The property is available by the way of a new full repairing and insuring lease of a term to be agreed.

Business Rates:

The premises currently has a rateable value of £32,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

Available on request.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

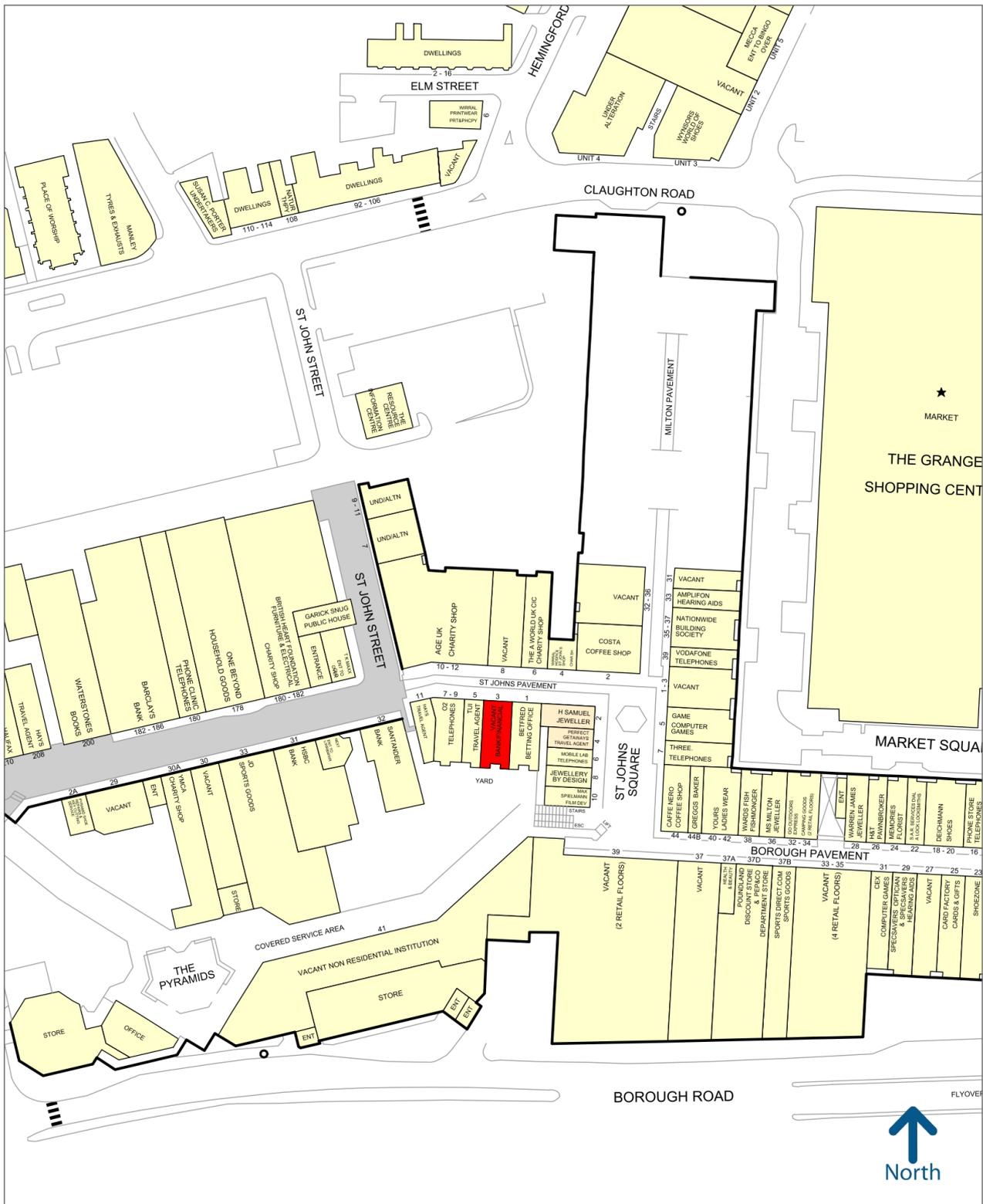
June 2020

Subject to Contract

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Birkenhead



50 metres

Experian Goad Plan Created: 22/08/2023

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