



## SHOPPING CENTRE PROPERTY / CLASS E

4 St John's Square Pyramids Shopping Centre, Birkenhead



**Rent: £50,000 PA**

**Ground Floor Area**

635 Sq ft / 59 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

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**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 subject unit is situated adjacent to H Samuel and Carphone Warehouse fronting St Johns Square with other retailers in the near vicinity including Marks and Spencer, Caffè Nero and Costa.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	635	58.99
First Floor	371	34.46

**Rent:**

We are seeking rental offers in the order of £50,000 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 £30,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

**Service Charge:**

The on-account service charge for the current year is to be confirmed.

**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:**

January 2021

Subject to Contract

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