

SHOPPING CENTRE PROPERTY / CLASS E

30 Milton Pavement Pyramids Shopping Centre, Birkenhead



**Rent: £27,500 PA**

**Ground Floor Area**

960 Sq ft / 89 Sq M

**LET**

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

**Barker Proudlove**

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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 unit is situated in a busy location in close proximity to Costa, Vodafone, British Heart Foundation and Nationwide.

**Demise:**

Ground Floor Sales  
First Floor

**Sq Ft**

960  
506

**Sq M**

89.18  
47

**Rent:**

We are seeking rental offers in the order of £25,000 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 £16,750.

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

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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](http://www.gov.uk)

**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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