



**SHOPPING CENTRE PROPERTY / CLASS E
MSU2, Pyramids Shopping Centre, Birkenhead**



Rent: On application

Ground Floor Area

11,020 Sq ft / 1,024 Sq M

**TO
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 an excellent location fronting East Mall adjacent to Marks & Spencer and The Entertainer.

Demise:	Sq Ft	Sq M
Ground Floor	11,020	1,023.8
Basement	472	43.85

Rent:

Upon application.

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 £123,000.

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 - E

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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