

SHOPPING CENTRE PROPERTY / CLASS E

11 St John's Pavement Pyramids Shopping Centre, Birkenhead



Rent: £55,000 PA

Ground Floor Area

738 Sq ft / 69 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 and 98,000 sq ft market. The Pyramids is served by two multi storey car parks with over 1,100 spaces between them.

Accommodation:

The unit is situated in a prime location adjacent to 02 and in close proximity to New Look

Demise:	Sq Ft	Sq M
Ground Floor Sales	738	68.56
First Floor	332	30.84

Rent:

We are seeking rental offers in the order of £55,000 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 unit has a rateable value assessment of £17,500.

For further details visit Gov.uk or contact the business rates department in 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 - 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:

February 2020

Subject to Contract

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Birkenhead

