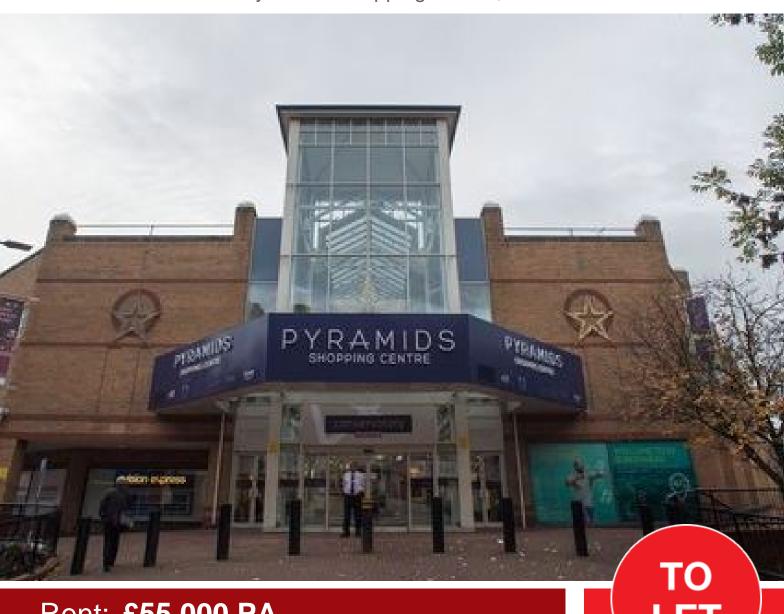


Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1

11 St Johns Pavement Pyramids Shopping Centre, Birkenhead



Rent: £55,000 PA Ground Floor Area 738 Sq ft / 69 Sq M

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 renatl 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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020

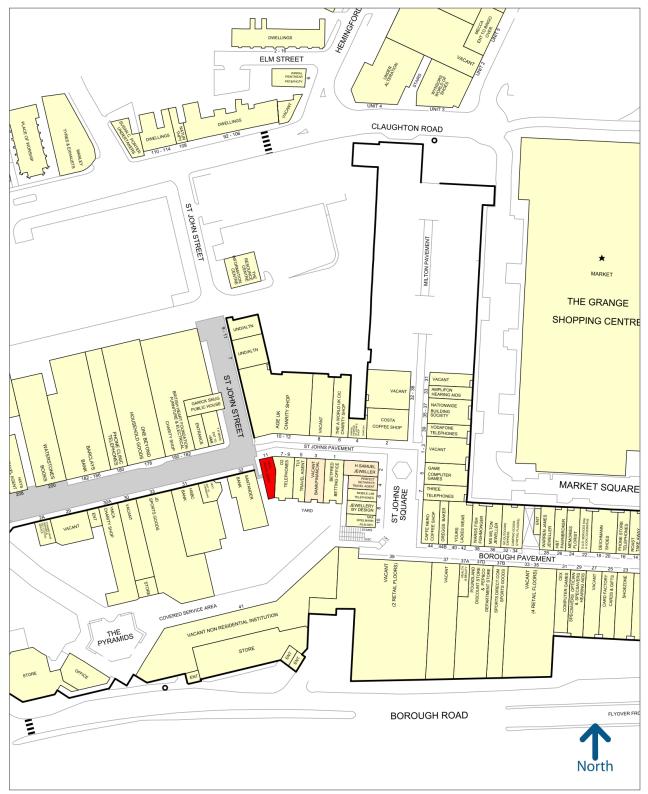
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Experian Goad Plan Created: 22/08/2023 Created By: Barker Proudlove Ltd

