



SHOPPING CENTRE PROPERTY / CLASS A1

12 Borough Pavement Pyramids Shopping Centre, Birkenhead



Rent: £42,500 PA

Area

979 Sq ft / 91 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 close proximity to Shoe Zone, Card Factory and Perfect Home and adjoining the newly opened Westcoast.

Demise:	Sq Ft	Sq M
Ground Floor Sales	979	90.95
First Floor	916	85.1

Rent:

We are seeking rental offers in the order of £42,500 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 2017 rateable value assessment of £36,500.

For further details visit Gov.uk or contact the business rates department in 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 year 2018 stands at approximately £4,572.48.

EPC:

Energy Performance Asset Rating - D

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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