

SHOPPING CENTRE PROPERTY / CLASS E

12 Princes Pavement Pyramids Shopping Centre, Birkenhead



**Rent: £25,000 PA**

**Ground Floor Area**

895 Sq ft / 83 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 a 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 adjacent to Betfred and in close proximity Savers and Heron Foods.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	895	83.15
First Floor	469	43.57

**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 unit has a rateable value assessment of £8,800.

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](http://www.gov.uk)

**Service Charge:**

Available on request.

**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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