

Leeds Office: 0113 388 4848 Manchester Office: 0161 631 2852

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

## 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.

Demise:	Sq Ft	Sq M
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

### 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:

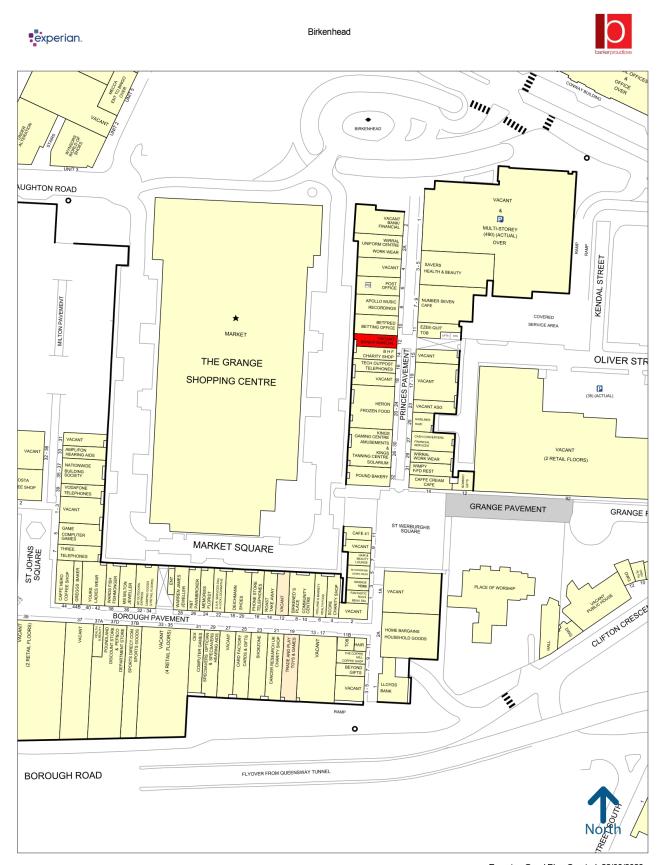
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared: February 2020

Subject to Contract

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# Barker Proudlove



50 metres



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