

SHOPPING CENTRE PROPERTY / CLASS E

36 Borough Pavement Pyramids Shopping Centre, Birkenhead



Rent: £50,000 PA
Ground Floor Area
1,369 Sq ft / 127 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 close proximity to Marks & Spencer, Thorntons, Caffè Nero and Greggs and opposite Poundland and Sports Direct.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1369	127.18
First Floor	973	90.39

Rent:

We are seeking rental offers in the order of £50,000 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 £18,250.

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

