

SHOPPING CENTRE PROPERTY / CLASS A1

22 Borough Pavement Pyramids Shopping Centre, Birkenhead



**Rent: £40,500 PA**

**Ground Floor Area**

937 Sq ft / 87 Sq M

**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 TJ Hughes, Card Factory and Specsavers.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	937	87.05
First Floor	753	69.96

**Rent:**

We are seeking rental offers in the order of £40,500 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 £31,750.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**Service Charge:**

The on-account service charge for the year 2018 stands at approximately £4,584.18.

**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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