

BIRKENHEAD

PYRAMIDS
SHOPPING CENTRE

2a ST JOHNS PAVEMENT

PRIME RETAIL UNIT
AVAILABLE BY WAY OF A
NEW LEASE



Location

The Pyramids Shopping Centre has an annual footfall of approximately 14 million and is anchored by **Marks and Spencer**, **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 a prime location opposite **H Samuel and** adjacent to the new **Costa** and **Burtons** and in close proximity to **Miss Selfridge**, **H & M** and **Clarks**.

Accommodation

The property is on ground and first floors and measures as follows:

Ground Floor Sales	81 sq m	873 sq ft
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Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£50,000 per annum exclusive**.

Service Charge

An annual service charge is payable - please contact the agents for further details

EPC

An Energy Performance Certificate has been prepared and the property was granted a rating of E, 105. A copy of the certificate is available on request.

Business Rates

The property will be reassessed.

Interested parties are advised to make their own enquires on 0151 606 2002 to Wirral Borough Council.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

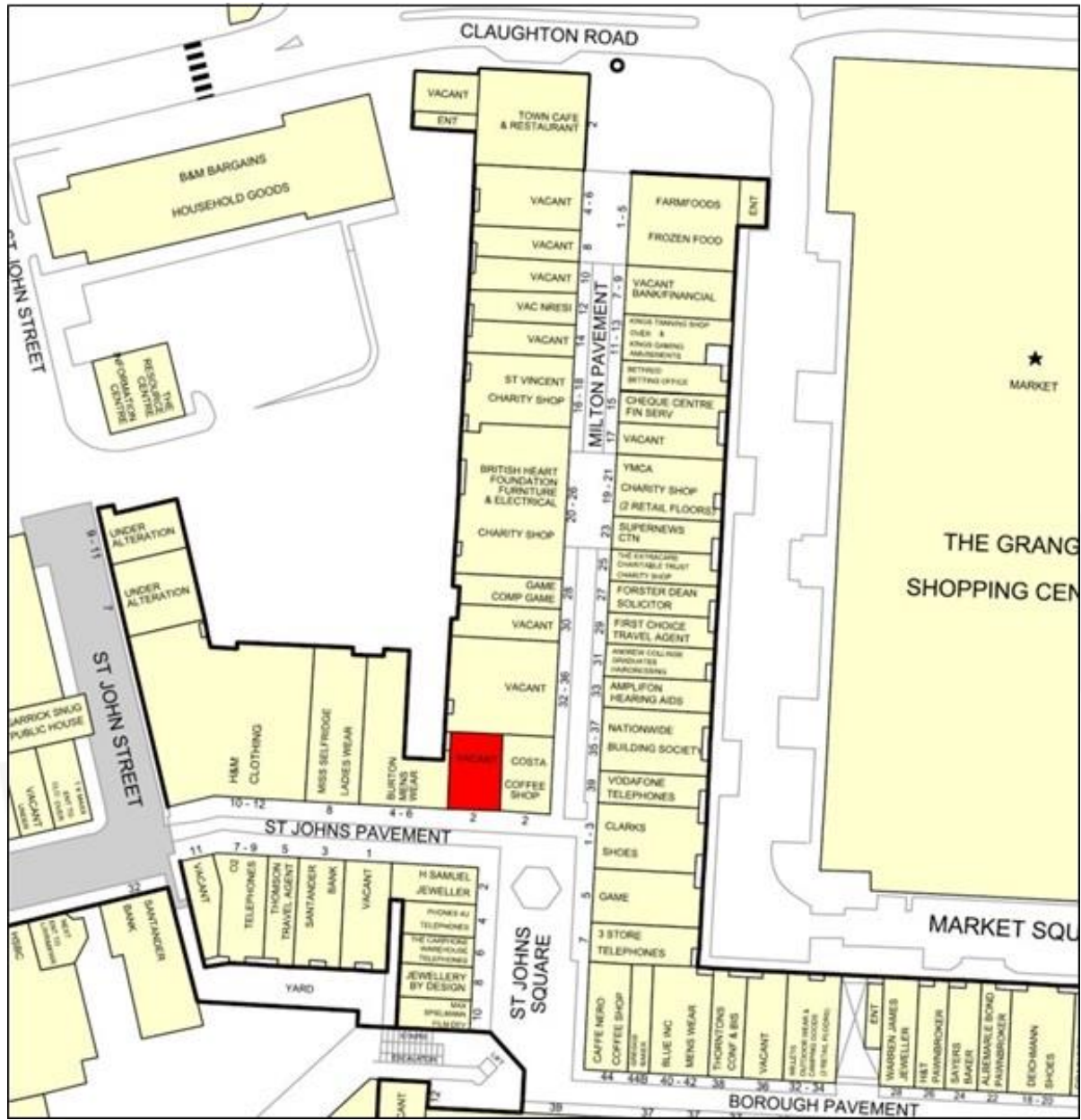
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Vat

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the agents, Emanuel Oliver, Llyr Emanuel 0151 236 6725 llyr@emanueloliver.com or alternatively our joint agents Barker Proudlove 0113 388 4848 or Lunson Mitchenall 0207 478 4950.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.