

BIRKENHEAD



4 ST JOHNS SQUARE

**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 subject unit is situated adjacent to **H Samuel** and **Carphone Warehouse** fronting St Johns Square with other retailers in the near vicinity including **Marks and Spencer, Cafe Nero** and **Costa**.

Accommodation

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

Ground Floor Sales	58.99 sq m	635 sq ft
First Floor	34.46 sq m	371 sq ft

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 is in the course of being prepared and will be made available to interested parties

Business Rates

Verbal enquiries to Wirral Borough Council confirm the property is assessed as follows:
 Rateable Value £30,500
 Rates Payable (18/19) £16,578.65
 Interested parties are advised to make their own enquires on 0151 606 2002.

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.

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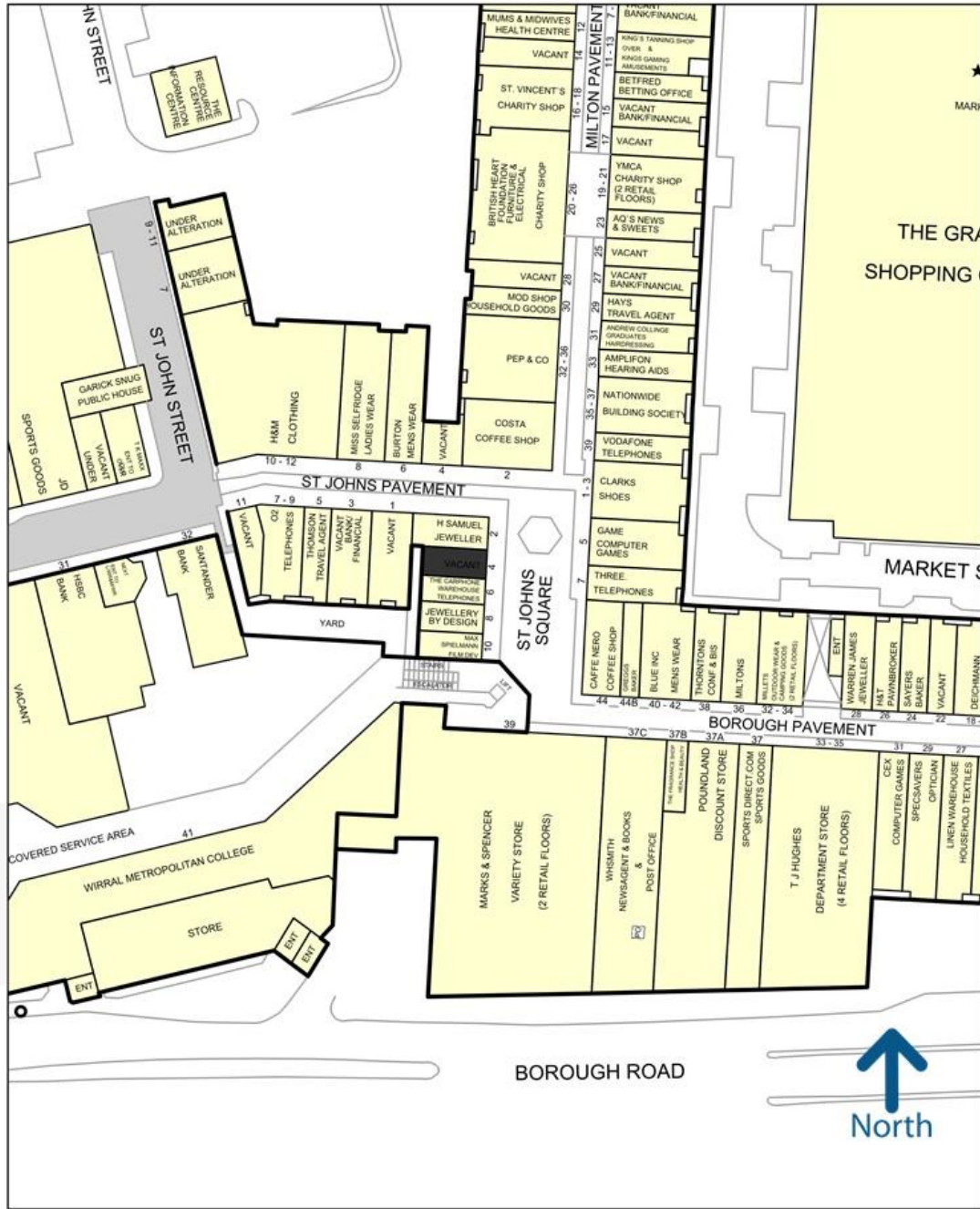
Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Viewing

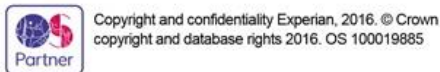
Strictly by appointment through the agents, Emanuel Oliver, Llyr Emanuel 0151 236 6725 llyr@emanueloliver.com or alternatively our joint agents Barker Proundlove 0113 388 4848 or Lunson Mitchenall 0207 478 4950.



Birkenhead



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Created By: Emanuel Oliver Ltd



For more information on our products and services:
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