

BIRKENHEAD



MSU 2

11,000 sq ft

**LARGE 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 an excellent location fronting East Mall adjacent to **Marks & Spencer** and the new **The Entertainer**.

Accommodation

The property is on ground and basement and measures as follows:

Ground Floor	1,023.8 sq m	11,020 sq ft
Basement	43.85 sq m	472 sq ft

Lease/Rent

The property is available by way of a new full repairing and insuring lease. Rent on application.

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, 101. A copy of the certificate is available on request.

Business Rates

Verbal enquiries to Wirral Borough Council confirm the property is assessed as follows:

Rateable Value £123,000
 Rates Payable (18/19) £90,415.11

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

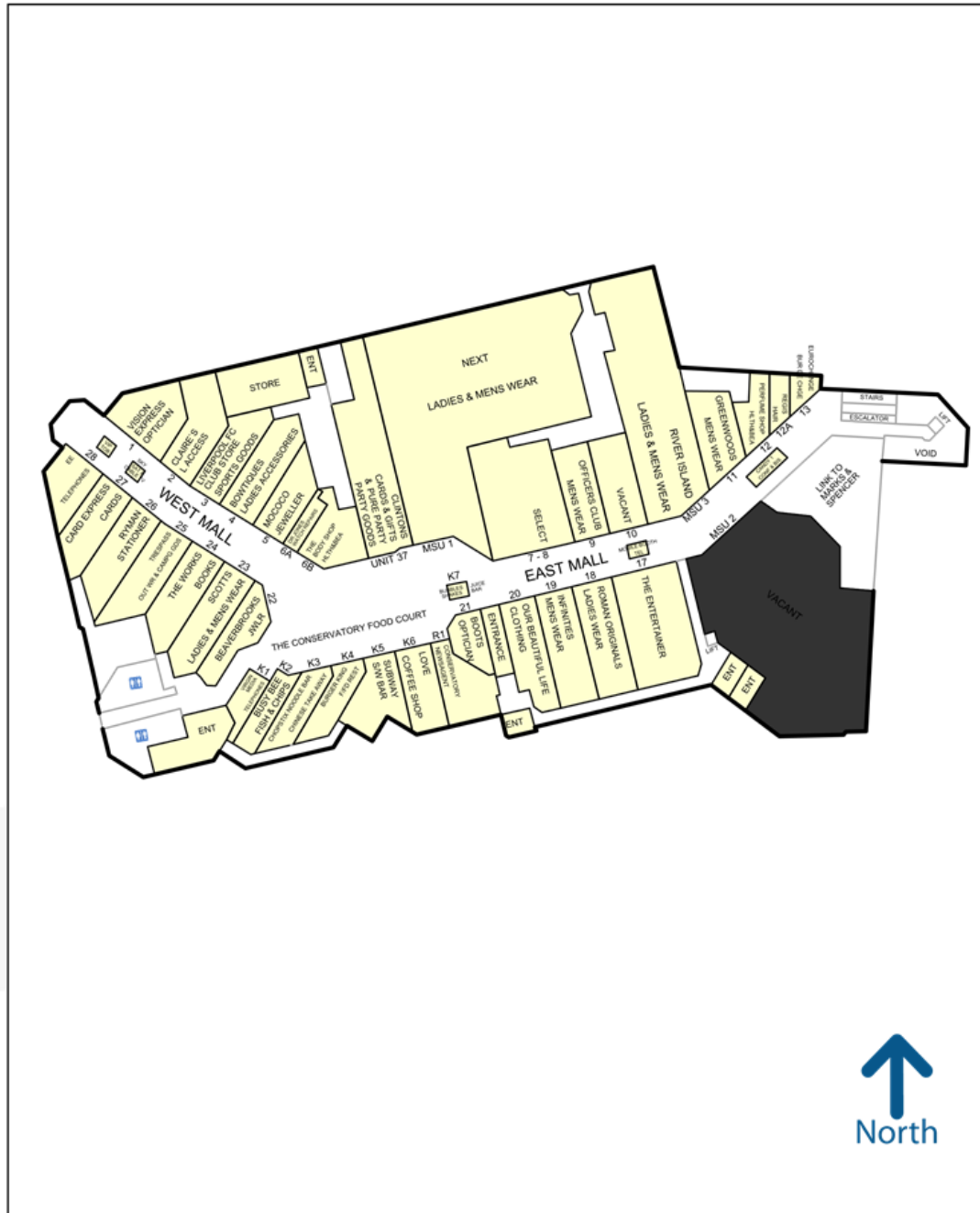
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Vat

Prices, outgoing 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.



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