

BIRKENHEAD



3 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 **JD Sports**, **Argos Extra** and **Next** 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 adjacent to **Betfred and Tui** and other occupiers nearby include, **Costa Coffee** and **Hays Travel**.

Accommodation

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

Ground Floor Sales	131.73 sq m	1,418 sq ft
First Floor	73.4 sq m	790 sq ft

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£45,000 per annum exclusive**.

Service Charge

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

EPC

An Energy Performance Certificate is being prepared.

Business Rates

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

Rateable Value £46,500

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

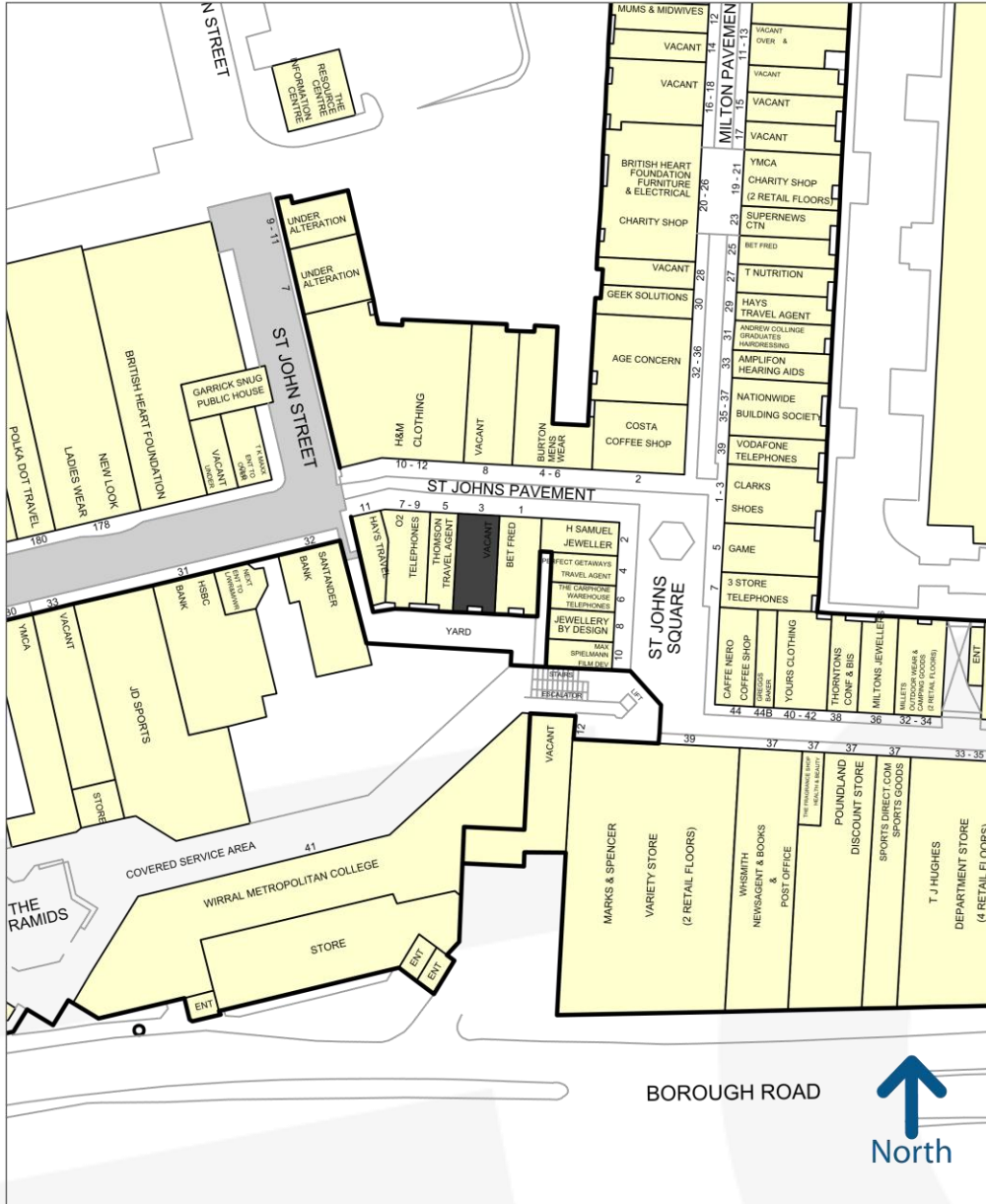
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Vat

Prices, 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.



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