

# BIRKENHEAD



## 12 BOROUGH 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 situated in close proximity to **Shoe Zone, Card Factory** and **Specsavers**.

#### Accommodation

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

<b>Ground Floor Sales</b>	<b>90.95 sq m</b>	<b>979 sq ft</b>
First Floor	84.10 sq m	916 sq ft

#### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£25,000 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 was given a rating of D,78. 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                      £29,000

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](mailto:llyr@emanueloliver.com) or alternatively our joint agents Barker Proudlove 0113 388 4848.

