

# BIRKENHEAD

PYRAMIDS  
SHOPPING CENTRE

## UNIT 23 WEST MALL

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, 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 a prime location fronting West Mall adjacent to **Beaverbrooks** and in close proximity to **Vision Express, Next** and **Trespass**.

### Accommodation

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

<b>Ground Floor Sales</b>	<b>151.06 sq m</b>	<b>1,626 sq ft</b>
First Floor	95.8 sq m	1,031 sq ft

### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£35,000 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.

### Business Rates

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

Rateable Value           £34,500

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

