

# BIRKENHEAD



## 4 PRINCES PAVEMENT

### RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE

#### Location

The Pyramids Shopping Centre is anchored by **JD Sports, Next** and **98,000 sq ft market**. The Pyramids is served by two multi storey car parks with over 1,100 spaces between them. Wirral Council have also relocated their offices to the town centre.

The unit is situated in a busy location adjacent to **Wirral Uniform** and in close proximity **Savers** and **Heron Foods**.

#### Accommodation

The property is on ground floor only and measures as follows:

Ground Floor	87.51 sq m	942 sq ft
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#### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£15,000 per annum exclusive**.

#### Service Charge

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



#### EPC

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#### Business Rates

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

Rateable Value £10,500

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 07795 348079 [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com) or alternatively our joint agents Barker Proudlove 0113 388 4848.

