

BIRKENHEAD



UNIT 9 EAST MALL

RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE

Location

The Pyramids Shopping Centre is anchored by **JD Sports**, **Next** and a **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 prime location fronting East Mall adjacent to **Pandora** and in close proximity to **Next** and **River Island**.

Accommodation

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

Ground Floor Sales	154.21 sq m	1,660 sq ft
First Floor	49.33 sq m	531 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

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Business Rates

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

Rateable Value £19,750

Interested parties are advised to make their own enquiries 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 348 llyr@emanueloliver.com or alternatively our joint agents Barker Proudlove 0113 388 4848.

