

# To Let



## Birkenhead

36 Borough Pavement, Pyramids Shopping Centre

Total Area: 2,342 sq ft (217.57 sq m)

Rent: £50,000 PAX

## Location & Description:

- The Pyramids Shopping Centre is anchored by Next, JD Sports, Argos Extra and a 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 Marks & Spencer, Thorntons, Caffe Nero and Greggs and opposite Poundland and Sports Direct.

### Demise:

Ground Floor Sales 1,369 sq ft (127.18 sq m)

First Floor 973 sq ft (90.39 sq m)

### Rent:

£50,000 per annum exclusive

### Lease:

New FRI lease for a term to be agreed.

### Service Charge:

Available upon request.

### EPC:

Energy Performance Rating Assessment: E

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £18,250

### Date Prepared:

April 2024

### Contact Us:

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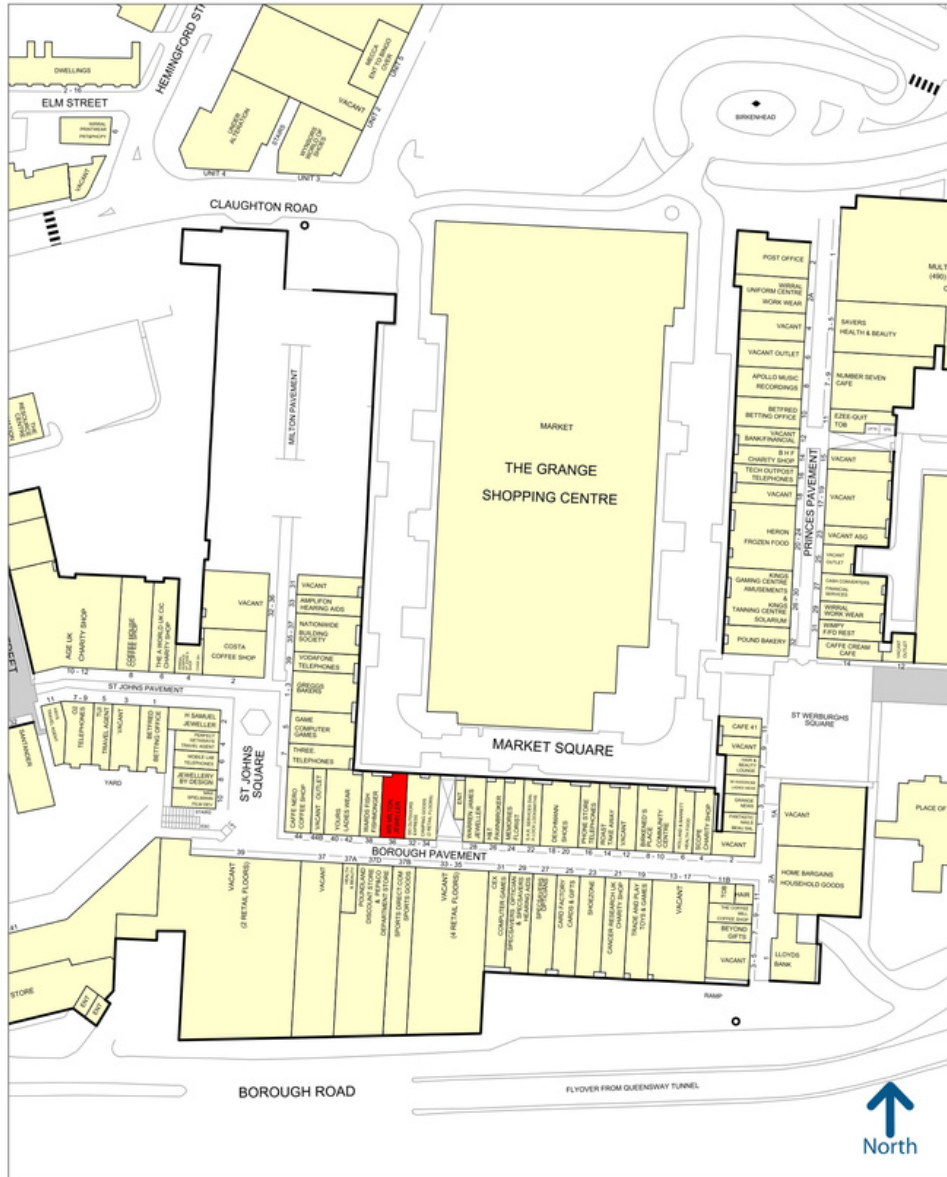
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Birkenhead



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