

# To Let



## Birkenhead

16 Princes Pavement, Pyramids Shopping Centre

Total Area: 1,458 sq ft (135.45 sq m)

Rent: £20,000 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 a busy location adjacent to Heron Foods and in close proximity to Pound Bakery, Betfred and Savers.

### Demise:

Ground Floor Sales 959 sq ft (89.09 sq m)

First Floor 499 sq ft (46.36 sq m)

### Rent:

£20,000 per annum exclusive

### Lease:

New FRI lease for a term to be agreed.

### Service Charge:

Available upon request.

### EPC:

Energy Performance Rating Assessment - C

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £8,900

### Date Prepared:

November 2024

### Contact Us:

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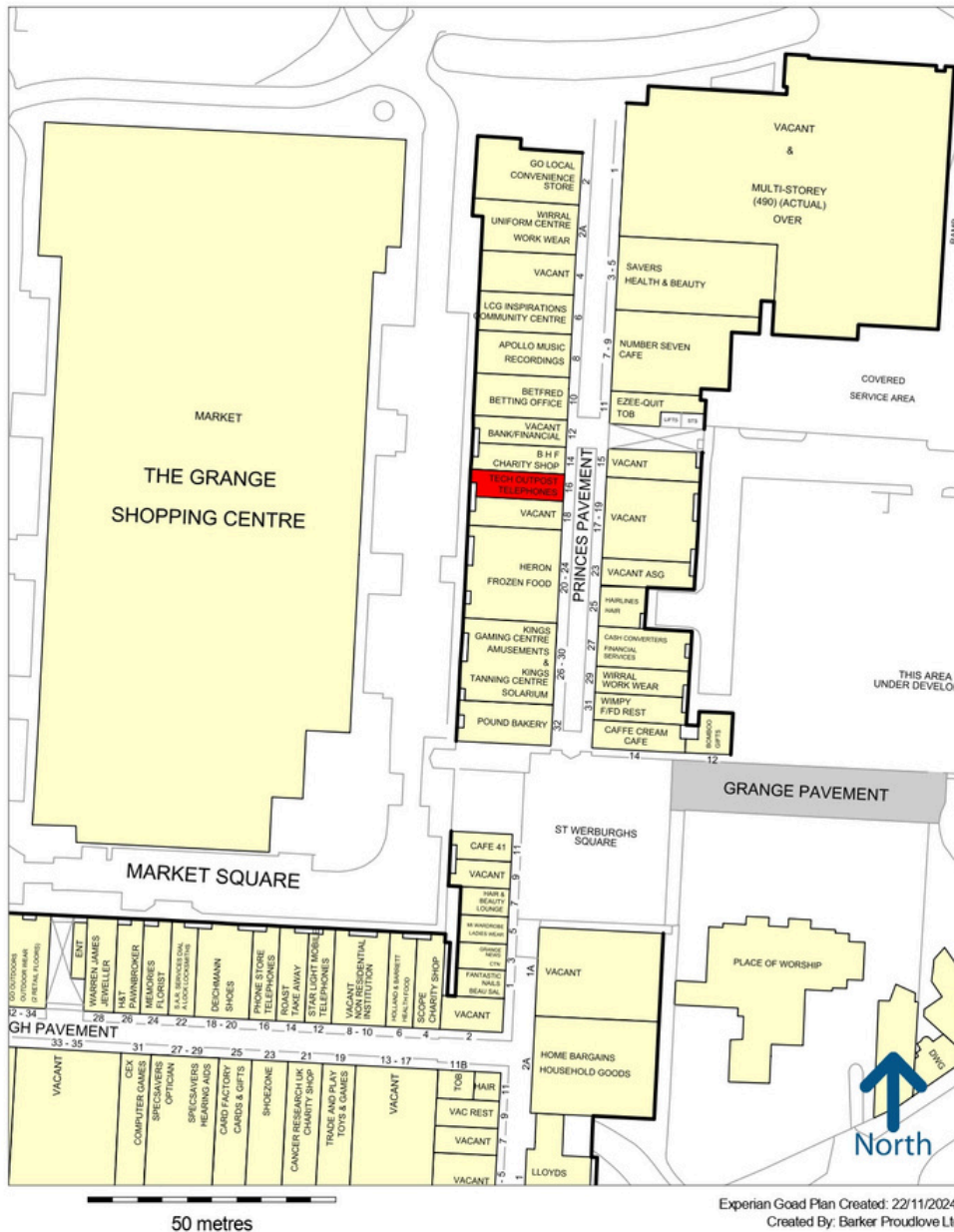
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