

BIRKENHEAD



MSU 2

11,000 sq ft

**LARGE RETAIL UNIT
AVAILABLE BY WAY OF A
NEW LEASE**

Location

The Pyramids Shopping Centre is anchored by **Next**, **JD Sports** 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 an excellent location fronting East Mall adjacent to **The Entertainer** and opposite **River Island**.

Accommodation

The property is on ground and basement and measures as follows:

Ground Floor	1,023.8 sq m	11,020 sq ft
Basement	43.85 sq m	472 sq ft

Lease/Rent

The property is available by way of a new full repairing and insuring lease. Rent on application.

Service Charge

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



EPC

E 118.

Business Rates

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

Rateable Value £68,000

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

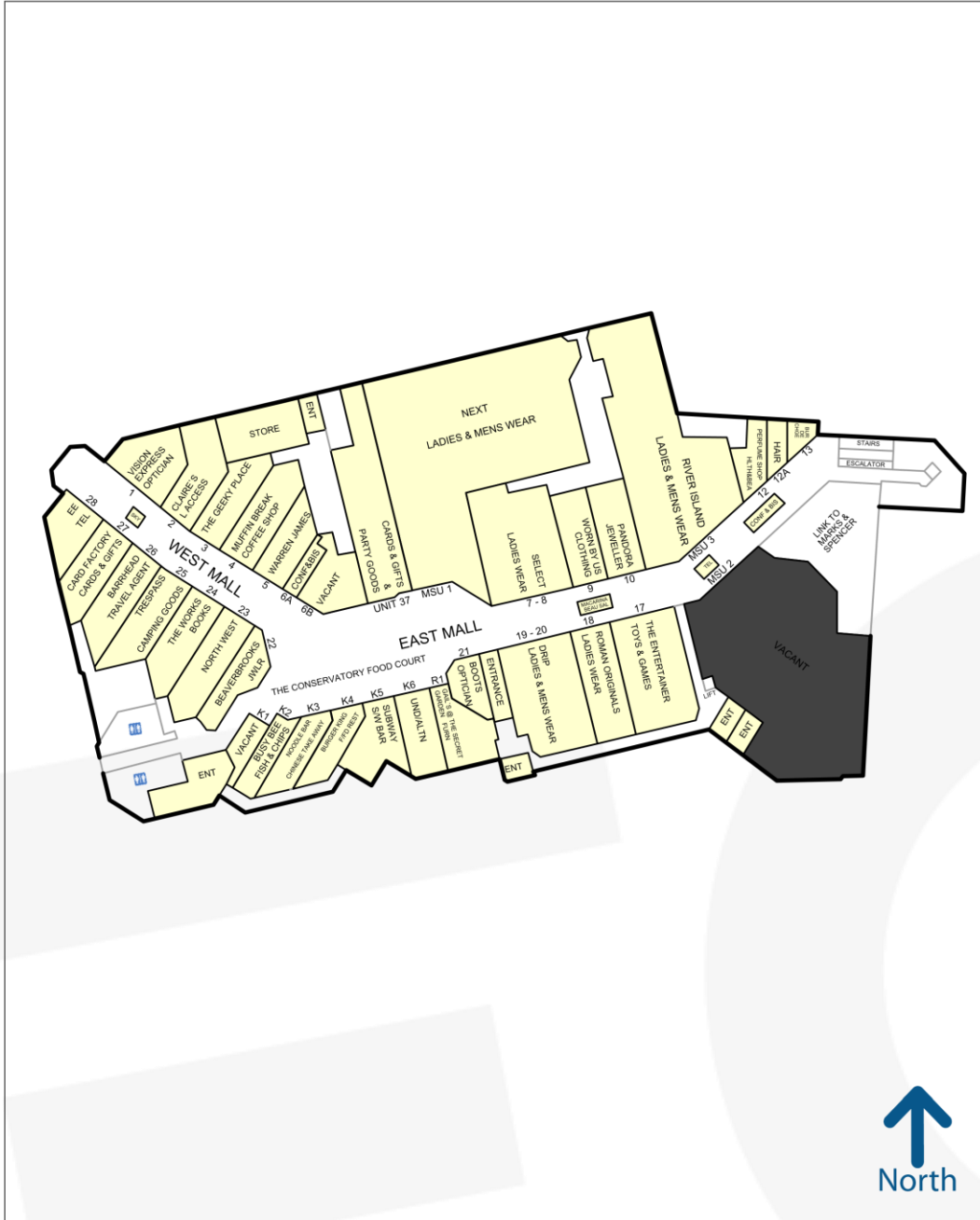
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Vat

Prices, outgoing 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 or alternatively our joint agents Barker Proudlove 0113 388 4848.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.