39 BOROUGH PAVEMENT, THE PYRAMIDS, BIRKENHEAD

Long Leasehold or Leasehold Available

M&S
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LOCATION

The subject premises occupies a prominent position with a large double frontage to the pedestrianised Borough Pavement and St Johns Square, with a return frontage into the covered section of The Pyramids Shopping Centre. Occupiers in the centre include Next, H&M and TJ Hughes with nearby retailers including **Asda, Primark, Boots** and **Iceland**.

ACCOMMODATION

The property is arranged over four floors providing the following approximate floor areas:

	Sq ft	Sq m
Ground Floor Sales	18,310	1,701
Basement	14,055	1,305
First Sales	20,167	1,873
Second Ancillary	7,352	683
Total	**59,884**	**5,563**

*The property is available as a whole or on a split.

TENURE

The premises is available on a Long Leasehold basis (due to expire 2075) with full Vacant Possession.

Alternatively, the premises is available on a new lease basis on the whole or part.

RENT

Rental information available upon request.

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RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £165,000

UBR Rate (2019/20): 50.4p

Rates Payable: £84,480

(Interested parties are advised to make enquiries with the Local Authority)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC Available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

Jonathan Netley
07768 857 690
jonathan.netley@savills.com

Important Notice

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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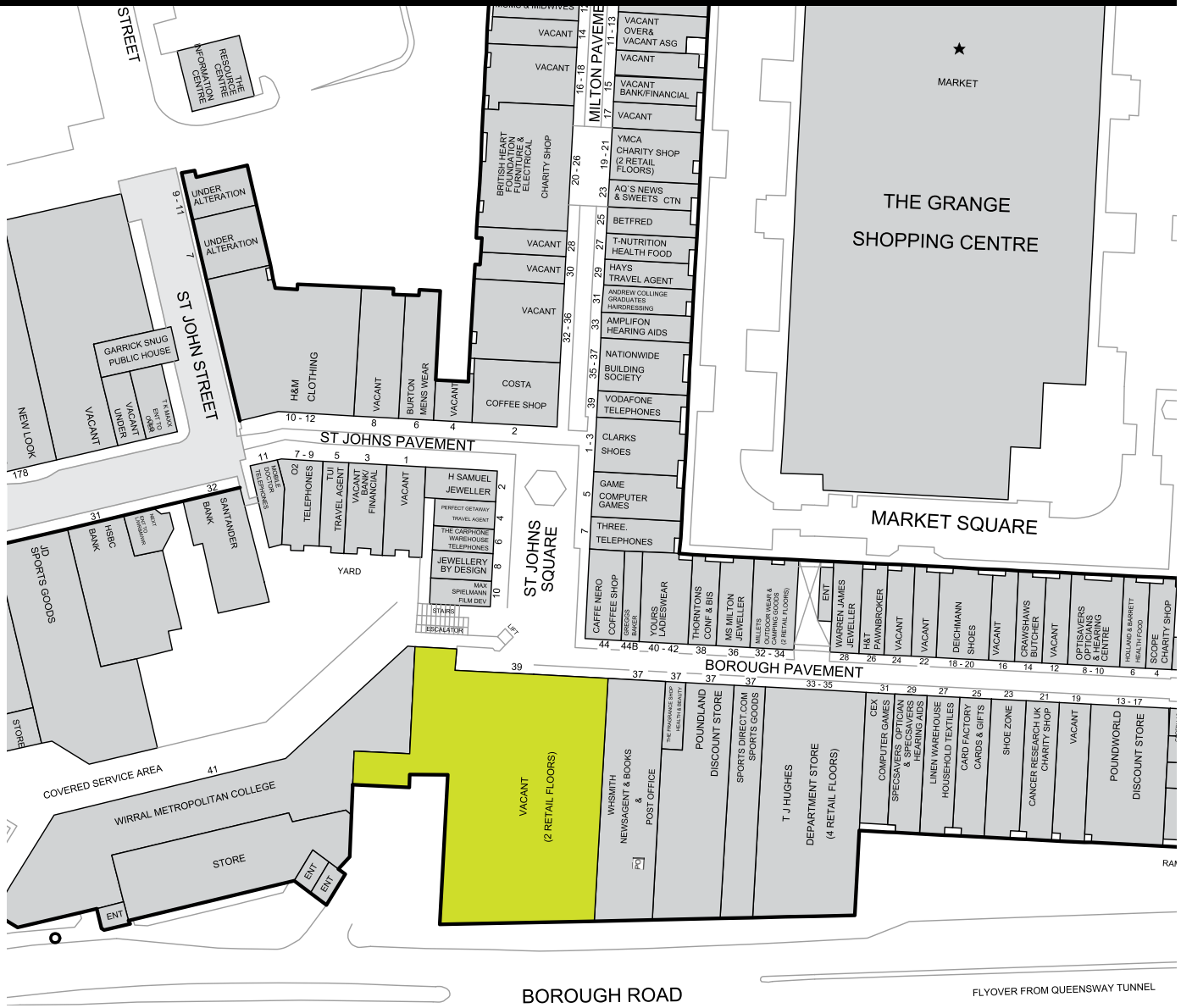

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