

# 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
<b>Total</b>	<b>59,884</b>	<b>5,563</b>

\*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 2025/2025: 55.5p  
 Rates Payable: £91,575

(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

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