

# 39 BOROUGH PAVEMENT, THE PYRAMIDS, BIRKENHEAD

## Long Leasehold or Leasehold Available

# M&S

EST. 1884

savills

### 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.



