



MARIAN SQUARE

DESCRIPTION

The scheme is a busy shopping location benefiting from excellent parking provision and a large residential population within walking distance.

Multiple retailers such as Greggs, Iceland, William Hill & Home Bargains have traded here successfully for years.









GLOVERS LANK

Tollige of Cartiffania

AVAILABLE UNITS

UNIT 36	sq.ft	sq.m
GROUND FLOOR	861	80.01
FIRST FLOOR	857	79.64
RENT	£15,500 pa plus VAT	
RATEABLE VALUE	£9,300*	
SERVICE CHARGE	£815 pa	



SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available.

ENERGY PERFORMANCE

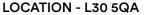
Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



Large

residential

population within

walking

distance

Fleetwood's Lane

The subject premises are within the popular Marian Square Shopping Parade which is located approximately seven miles north of Liverpool City Centre and is easily accessible from the A59.

VIEWING

Strictly via prior appointment with the appointed agents:

Northern Perimeter Rd

Hitchcock Wright
CHARTERED SURVEYORS & Partners

0 | 5 | 227 3400

www.hitchcockwright.co.uk

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TO LIVERPOOL CITY CENTRE

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*Potential occupiers to make own enquiries to clarify accuracy of data.

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