

MARIAN SQUARE

Shopping Centre

1305QA

Netherton, Bootle, Liverpool, Merseyside

• Occupiers include:

GREGGS

home **bargains**

Iceland.co.uk

William **HILL**



VARIOUS
RETAIL UNITS
TO LET

TOTAL DEVELOPMENT

73,121 sq.ft

(6,793 sq.m)

Mason Partners
0151 227 1008
MASONPARTNERS.COM

Hitchcock Wright & Partners
CHARTERED SURVEYORS
0151 227 3400
www.hitchcockwright.co.uk

LCP
part of IMCore
01384 400123
searchlcp.co.uk



MARIAN SQUARE

Shopping Centre

L30 5QA

Netherton, Bootle, Liverpool, Merseyside



Busy Shopping Centre with

38 Units



View all available units
www.lcproperties.co.uk/mariansquare

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.

BUSY
Shopping Location



FREE
Customer Car Park



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 incoming 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.



LOCATION - L30 5QA

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.



Large residential population within walking distance

VIEWING

Strictly via prior appointment with the appointed agents:

Hitchcock Wright & Partners
CHARTERED SURVEYORS
0151 227 3400
www.hitchcockwright.co.uk

Matt Kerrigan M: 07970 837453
E: mattkerrigan@hwapd.co.uk
Alana Finn M: 07799 623567
E: alanafinn@hwapd.co.uk

Mason Partners
0151 227 1008
MASONPARTNERS.COM

Lee Quinn M: 07788 188731
E: leequinn@masonpartners.com
Sam Knibb M: 07477 114222
E: samknibb@masonpartners.com

Owned and Managed by

LCP.
part of MCore
01384 400123
searchlcp.co.uk

Christian Prince M: 07747 245797
E: cprince@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

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