

# MARIAN SQUARE

Netherton, Bootle, Liverpool,  
Merseyside L30 5QA

The scheme is a busy shopping location benefitting 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.

TOTAL  
DEVELOPMENT  
**73,121 sq.ft**  
(6,793 sq.m)



  
**222K**  
Yearly Footfall



- Busy Shopping Centre with 38 Units
- Free Car Parking
- 7 miles north of Liverpool city centre
- Occupiers include Greggs, Home Bargains and Iceland

**Mason Partners**  
0151 227 1008  
MASONPARTNERS.COM

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

**LCP.**  
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01384 400123  
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# AVAILABLE UNITS

## 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.

## SERVICES

All mains service 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.

## RATES RELIEF/PAYABLE

Interested parties are advised to make their own enquiries with the local authority.



| UNIT 11        | sq.ft         | sq.m  |
|----------------|---------------|-------|
| Ground Floor   | 873           | 81.1  |
| First Floor    | 879           | 81.6  |
| Total          | 1,752         | 162.7 |
| RENT           | £17,000 + VAT |       |
| RATEABLE VALUE | £11,250       |       |
| SERVICE CHARGE | £940          |       |
| INSURANCE      | TBC           |       |
| EPC            | C:63          |       |



| UNIT 33        | sq.ft         | sq.m  |
|----------------|---------------|-------|
| Ground Floor   | 839           | 77.97 |
| First Floor    | 803           | 74.63 |
| Total          | 1,642         | 152.6 |
| RENT           | £17,000 + VAT |       |
| RATEABLE VALUE | £11,500       |       |
| SERVICE CHARGE | £993          |       |
| INSURANCE      | TBC           |       |
| EPC            | B:50          |       |



## Viewing

Strictly via prior appointment with the appointed agents:

**Hitchcock Wright & Partners**  
CHARTERED SURVEYORS

**0151 227 3400**

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

**Matt Kerrigan** 07970 837453  
mattkerrigan@hwandp.co.uk

**Alana Finn** 07799 623567  
alanafinn@hwandp.co.uk

**Mason Partners**

**0151 227 1008**  
MASONPARTNERS.COM

**Lee Quinn** 07788 188731  
leequinn@masonpartners.com

**Joe Pearce** 07827 973962  
joepearce@masonpartners.com

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**Simon Eatough** 07771 764148  
seatough@lcpproperties.co.uk



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