

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.
part of IMCore
01384 400123
searchlcp.co.uk



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	

TO LET

UNDER OFFER

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

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

Owned and Managed by

LCP.
part of M/Core

01384 400123



searchlcp.co.uk

Simon Eatough 07771 764148
seatough@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 1156 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.