

 **GREGGS**

*Signature Phones*  
STAY CONNECTED

| NETHERTON

• Gifts  
• Cards  
• Party Packages

**Penny.cards** at

**cash**

Bank Machine™

cheques  
cashed here

**M**

**UNIT 3**

///bother.master.points

Marian Square,  
Bootle, L30 5QA

Local Occupiers Include

 **GREGGS**

home **bargains**

**Bargain Booze**

*William HILL*

ST. JOSEPH'S  
HOSPICE  
OF LONDON

**Iceland**

**Heron Foods**

**BETFRED**



### DESCRIPTION

Marian Square shopping centre is approx. 7 miles north of Liverpool city centre. The popular parade has excellent parking provision and a large residential population within walking distance. Multiple traders such as Greggs, Iceland, William Hill & Home Bargains have traded here successfully for years.

- Free on road parking
- Large residential population within walking distance
- Unique opportunity to refurbish a prime corner site with no immediate competition

### UNIT SIZE

Total Area: 863 sq.ft (80.2 sq.m)

Ground Floor: 863 sq.ft (80.2 sq.m)

### RENT

£16,000 per annum

### BUSINESS RATES

Rateable Value: £10,000

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £462 PA exclusive.

Insurance: POA

### 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.



41

Retail Units On-Site



73,671 sq.ft

Total Area



What Three Words  
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# MARIAN SQUARE

## SITE PLAN

M

**LCP.**  
part of M<sup>Core</sup>



**Simon Eatough**

07777 764148  
SEatough@lcpproperties.co.uk

**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 623 567  
alanafinn@hwandp.co.uk

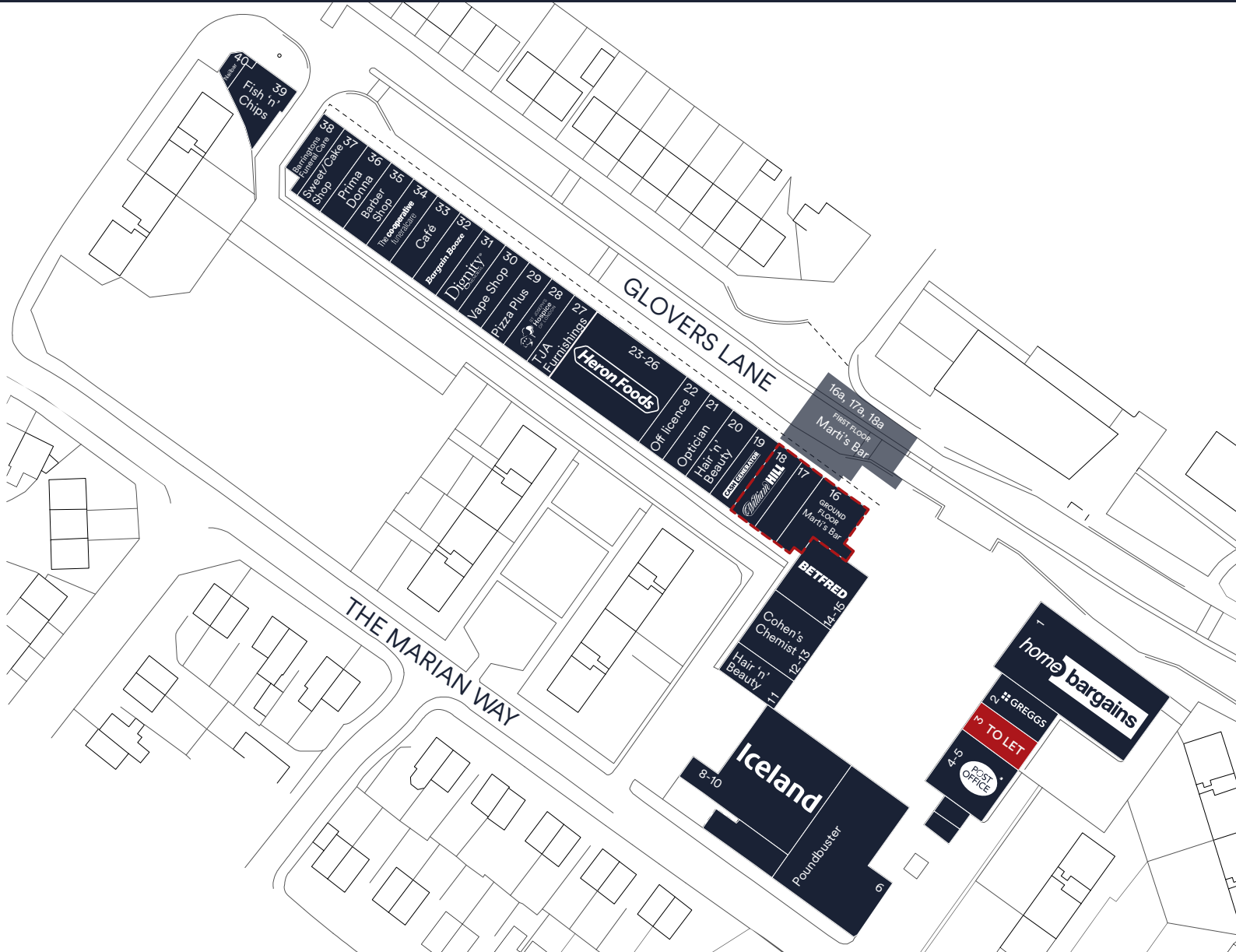
**Mason Partners**  
**0151 227 1008**  
MASONPARTNERS.COM

**Lee Quinn**

07788 188731  
leequinn@masonpartners.com

**Mackenzie Maddison**

07951 133031  
mackenziemaddison@masonpartners.com



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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

16-06-25 JUNE25