

TO LET

ESCENT LIVERPOOL

SAFEPOINT

MAGHULL DISCOUNT STORE

M

UNIT 10

M Central Square,
Westway, Maghull,
Merseyside, L31 0AE

Local Occupiers Include

COSTA Sainsbury's **T S B**

Superdrug

TIMPSON
Great Service by Great People

DESCRIPTION

Known locally as The Square this retail development is the focus point of Maghull Town Centre with a convenience retail offering catering to an affluent, highly populated residential area just 8 miles outside Liverpool. The retail properties have excellent roadside visibility and onsite car parking with over 180 spaces.

UNIT SIZE

Total Ground Floor Area: 760 sq.ft (70.6 sq.m)

RENT

£21,000 per annum, exclusive of VAT.

BUSINESS RATES

Rateable Value (As of 1st April): Est. £5,539

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge (YE 26): £2,239.67

Insurance: c. £398

ENERGY PERFORMANCE

EPC rating of C. Further information available upon request.

PLANNING

Unit is currently within Use Class E. 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.



40

Retail Units On-Site



760 sq.ft

Total Unit Area



180

Parking Spaces

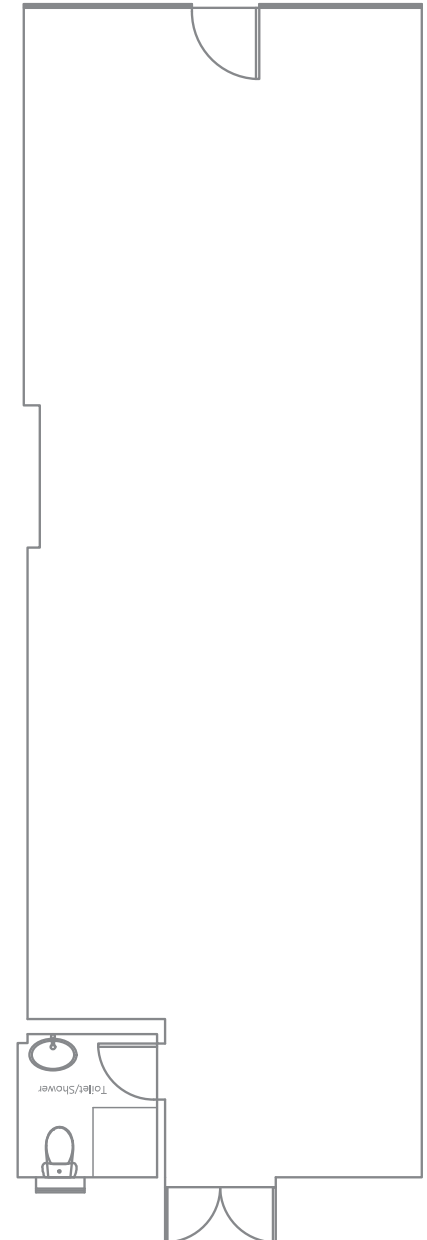
M CENTRAL SQUARE

FLOOR PLAN



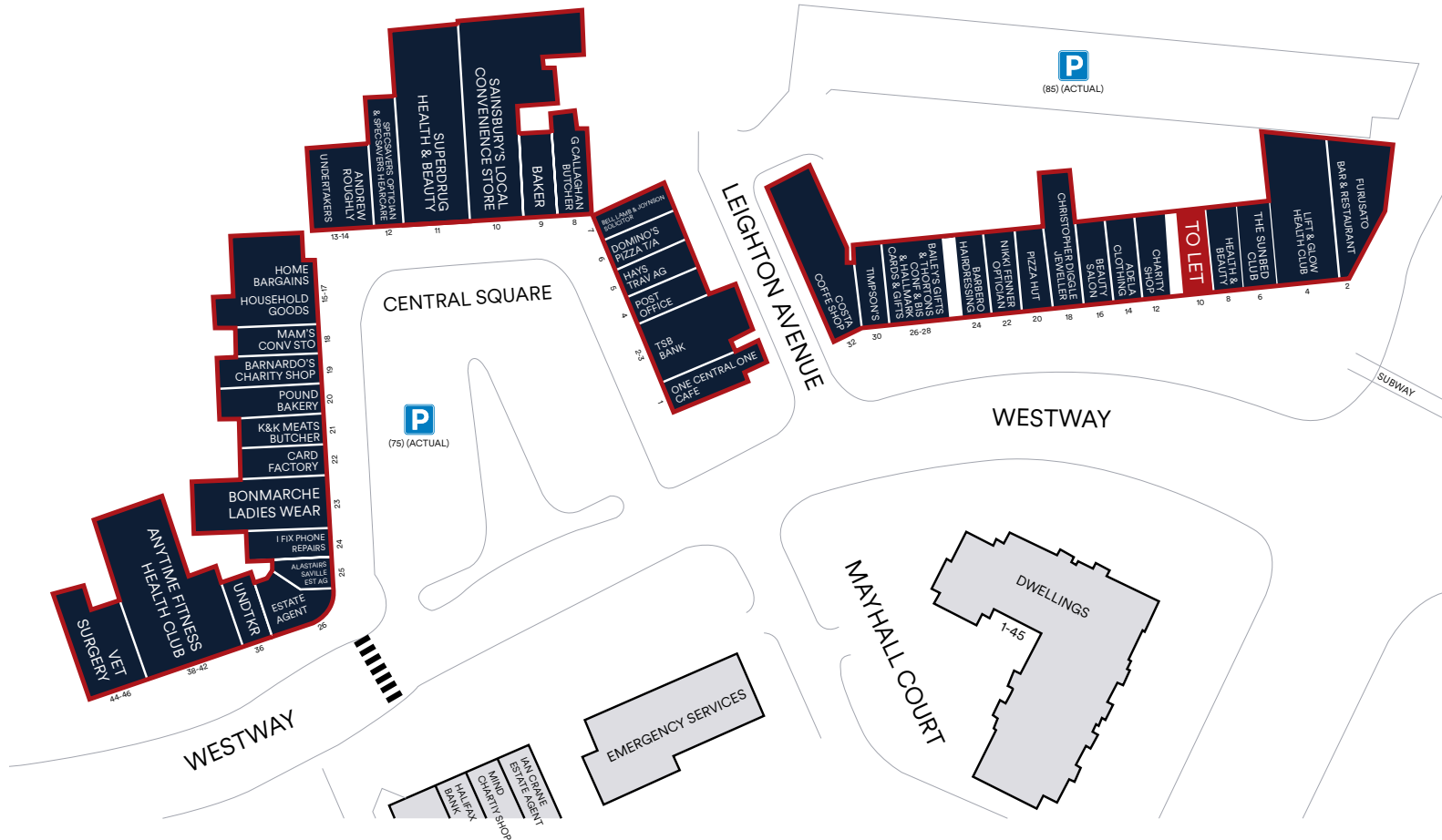
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M CENTRAL SQUARE

SITE PLAN



SHEET ANCHOR EVOLVE

part of M^{Core}



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Viewing
Strictly via prior appointment
with the appointed agents

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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.

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