

# 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 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.

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

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**Simon Eatough** 07771 764148  
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