

# UNIQUE F&B REFURBISHMENT OPPORTUNITY

Subject to Vacant possession

Circa  
**1m**  
Annual  
Footfall



Indicative images

# TO LET

Units 16, 16a-18a

4,467 sq.ft

(415 sq.m)

Units 16, 16a-18a, Marian Square, Netherton, Bootle, Liverpool, Merseyside, L30 5QA

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

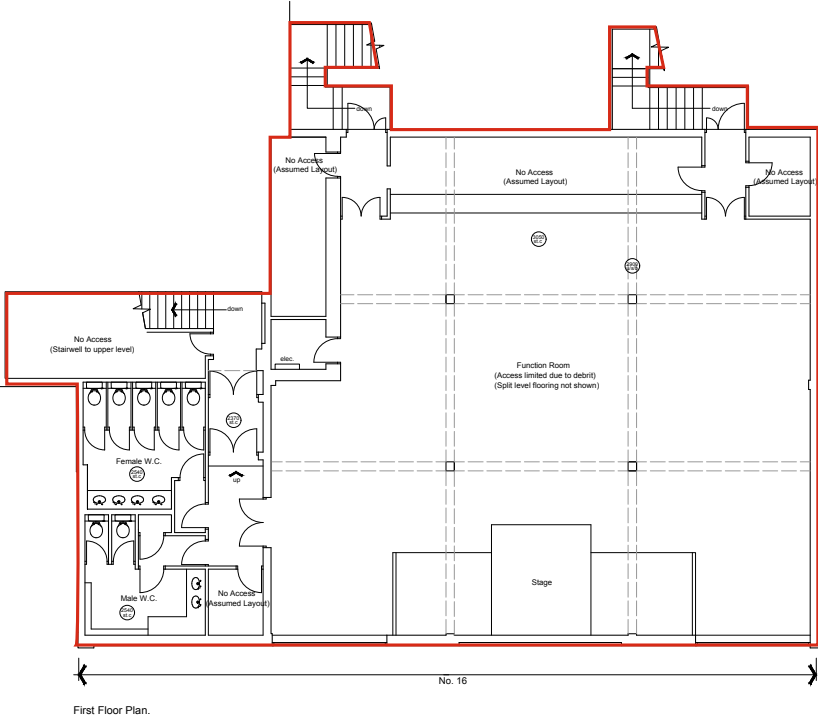
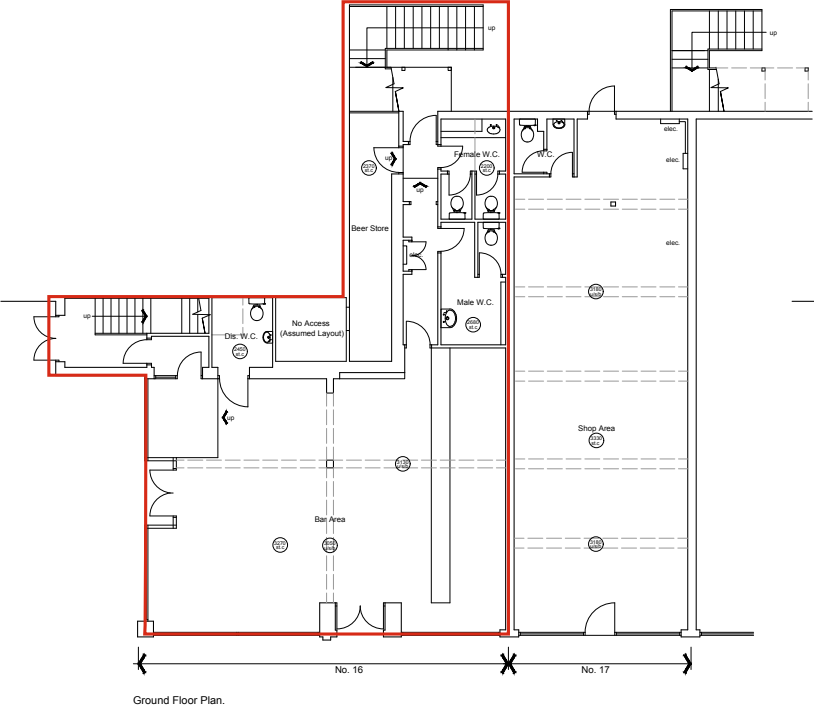
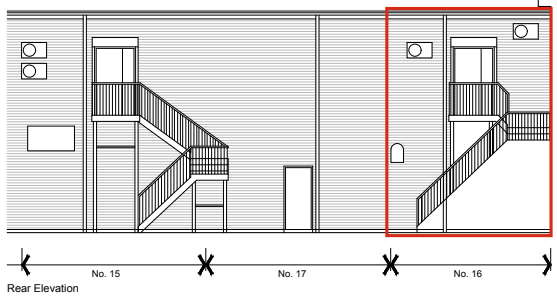
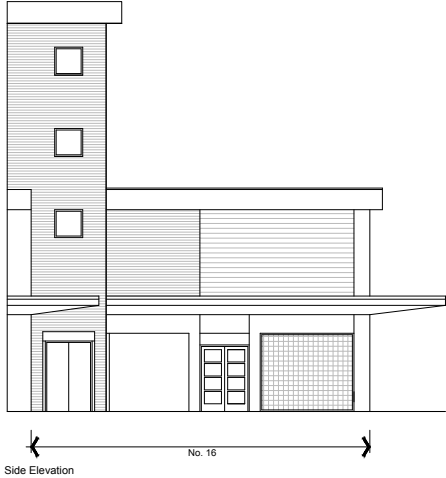
**LCP.**  
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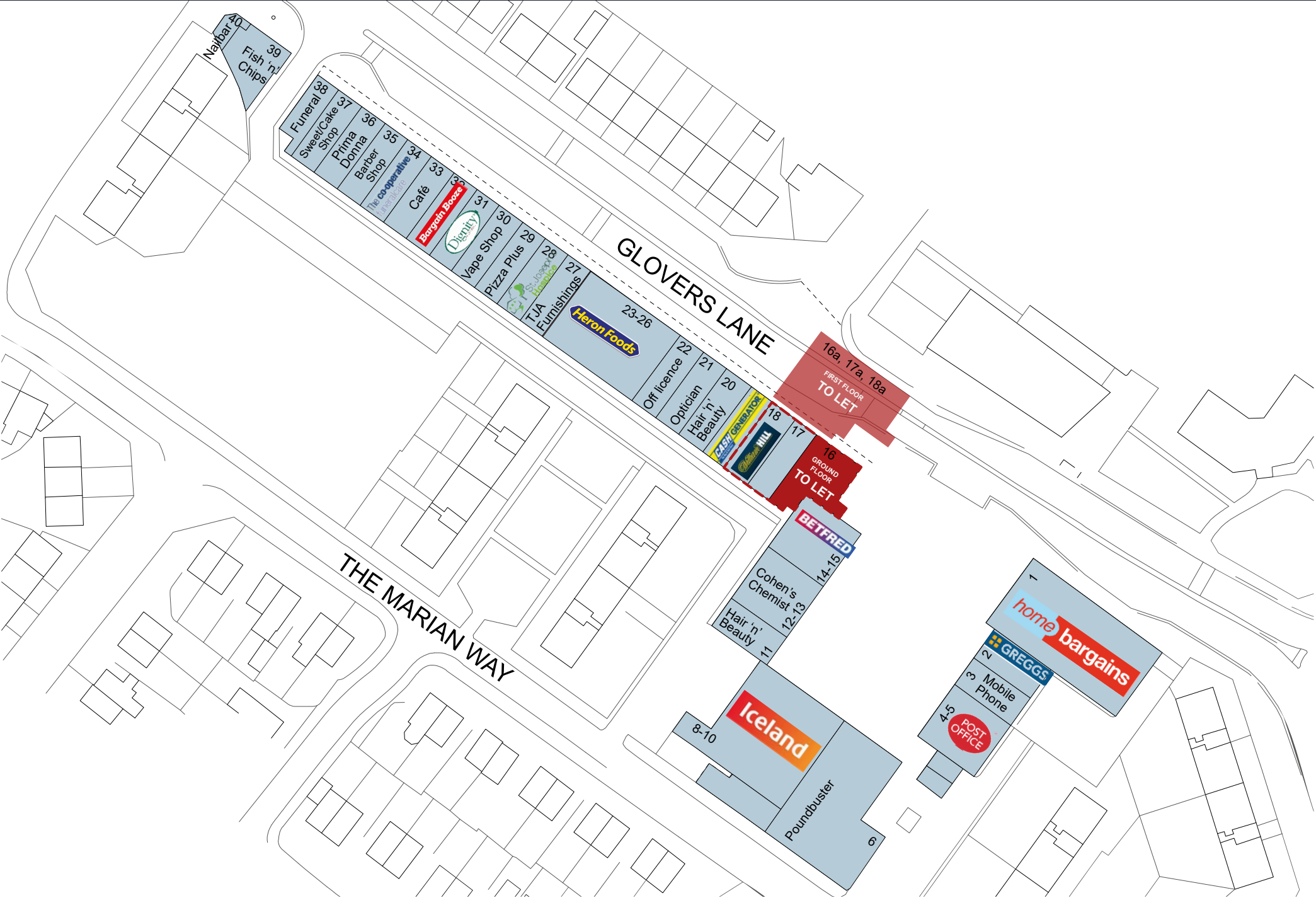


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# Units 16, 16a-18a, Marian Square, Netherton, Bootle, Liverpool, Merseyside, L30 5QA



Units 16, 16a-18a, Marian Square, Netherton, Bootle, Liverpool, Merseyside, L30 5QA



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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,200	111.5
First Floor	3,267	303.5
<b>TOTAL</b>	<b>4,467</b>	<b>415.0</b>

## Description

The scheme is in a busy shopping location benefiting from excellent parking provision and a large residential population within walking distance. This offers a unique opportunity to refurbish a prime corner site with no immediate competition. Multiple retailers such as Greggs, Iceland, William Hill & Home Bargains have traded here successfully for years.

## Rent

£37,500 per annum.

## Rateable Value

Rateable value of £17,750 per annum. Interested parties are advised to make their own enquiries with the local authority.

## Services

Mains electricity, water and drainage are connected to the property



## Service Charge & Insurance

This unit participates in a service charge. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

Further information available upon request.

## Planning

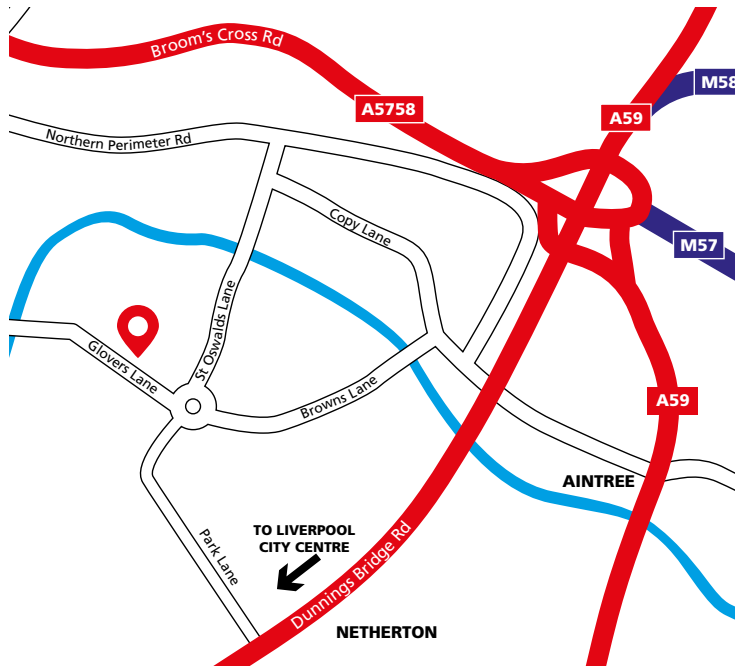
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

## Location - L30 5QA

The subject premises are within the popular Marian Square Shopping Parade which is located approximately seven miles north of Liverpool City Centre and is easily accessible from the A59.



## Viewing

Strictly via prior appointment:



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

**Mason Partners**

0151 227 1008  
MASONPARTNERS.COM

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

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

**Mackenzie Maddison** 0151 225 0103  
mackenziemaddison@masonpartners.com

Owned and Managed by



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

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