



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: £16,000

### 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**  
bother.master.points



# MARIAN SQUARE

## SITE PLAN

M

**LCP.**  
part of M'Core



**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

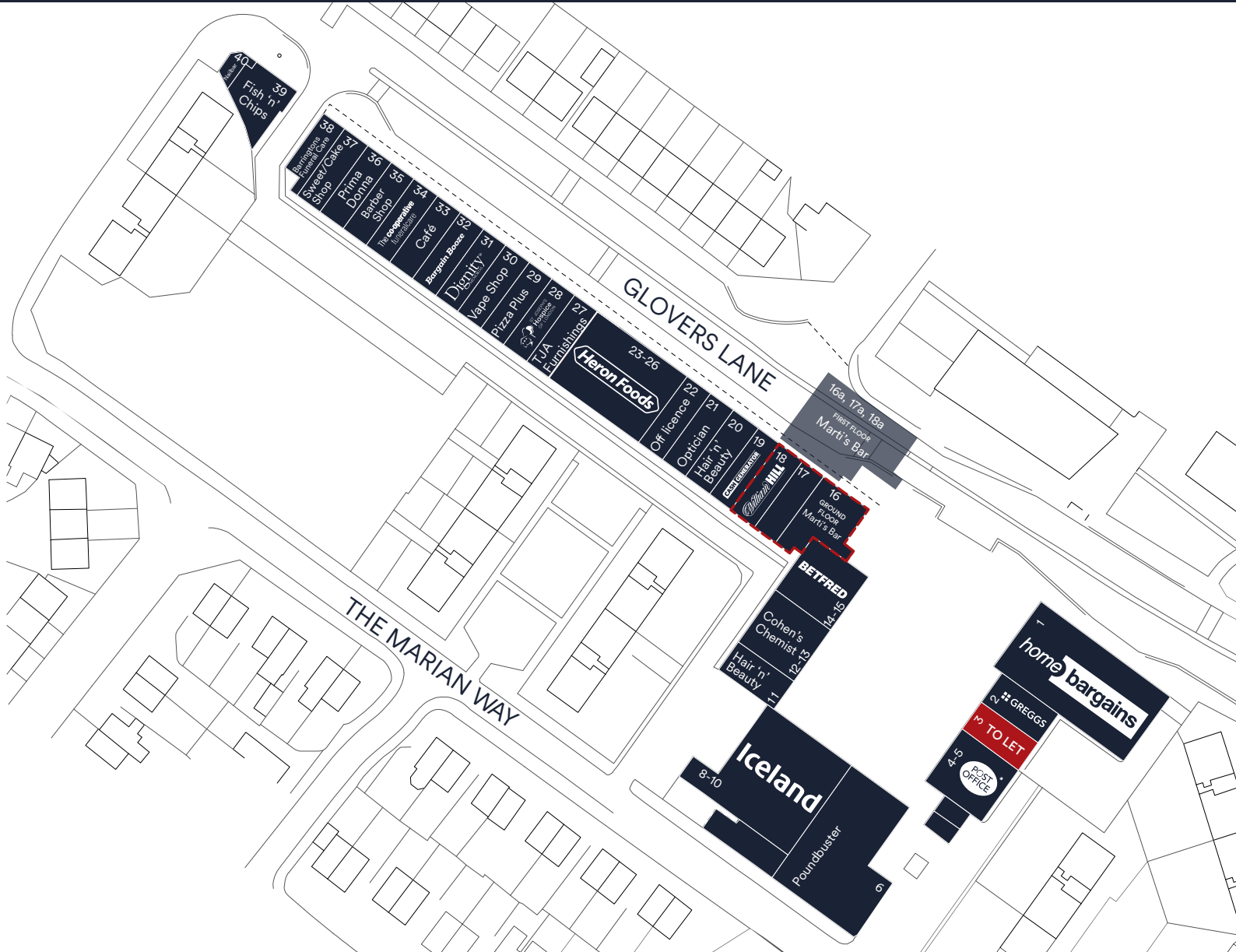
**Mason Partners**  
**0151 227 1008**  
MASONPARTNERS.COM

**Lee Quinn**

07788 188731  
leequinn@masonpartners.com

**Mackenzie Maddison**

07951 133031  
mackenziemaddison@masonpartners.com



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 156 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](http://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](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

\*\*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.

19-05-25 MAY25