

NEWLY REFURBISHED

TO LET

 GREGGS

 UNIT 3

///bother.master.points
Marian Square,
Bootle, L30 5QA

Local Occupiers Include

 GREGGS 
Bargain Booze  *William HILL* 
Iceland  **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
- Newly refurbished and ready for immediate occupation

UNIT SIZE

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

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

RENT

£20,000 per annum

BUSINESS RATES

Rateable Value: 1st April 2026 - £12,750

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.

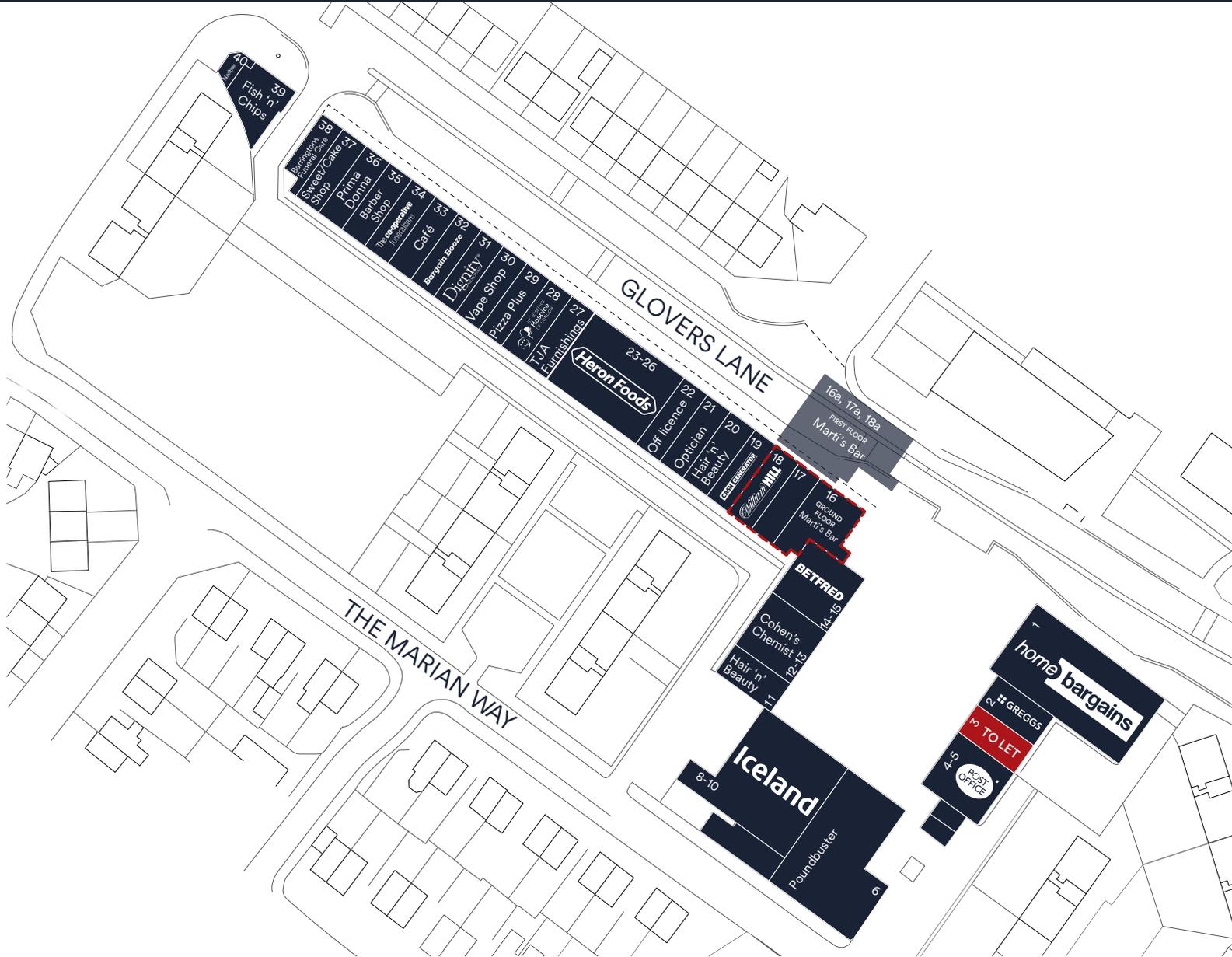
LEGAL COSTS

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



MARIAN SQUARE

SITE PLAN



Simon Eatough

07777 764 148
SEatough@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents



Matt Kerrigan
07970 837 453
mattkerrigan@hwardp.co.uk

Alana Finn
07799 623 567
alanafinn@hwardp.co.uk



Lee Quinn
07788 188 731
leequinn@masonpartners.com

Laurence Bowen
07350 397 040
laurencebowen@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.