

# TO LET

## GROUND FLOOR RETAIL UNIT

### 18 MARIAN SQUARE

### NETHERTON, L30 5QA



#### LOCATION

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. The scheme is a busy shopping location benefiting from excellent parking provision and a large residential population within walking distance. Multiple retailers such as Co-Op, Iceland, Cohens Chemist, William Hill, Home Bargains, Greggs and Heron Frozen Food have traded successfully for many years. Recent additions to the scheme include Cash Generator, Gourmet Cafe and Prima Donna childrens and ladies clothing.

#### DESCRIPTION

The subject premises comprise of a ground floor retail unit with W/C accommodation at the rear. The unit has rear service access and benefits from an electronically operated security roller shutter.

#### RENT

£14,000 per annum.

#### LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

#### ACCOMMODATION

The premises comprise of the following approximate floor areas / dimensions:-

Internal Width	5.49 m	(18')
Internal Depth	16.57 m	(54'3")
Total Ground Floor	87.25 sq m	(939 sq ft)

#### BUSINESS RATES

Rateable value: £10,000.

Interested parties should make their own enquiries with the Business Rates Section of the Local Authority.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

#### VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

#### EPC

Energy Performance Certificate Number: 0280-5985-0399-8770-8074

Energy Performance Asset Rating: C-55

#### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or John Barker, Hitchcock Wright & Partners. Ref: MRK/JCB

Tel. No. (0151) 227 3400

E-mail: mattkerrigan@hwandp.co.uk

johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared OCTOBER 2011

*As a responsible landlord, our client has regard to the Code of Practice for Commercial Leasing in England and Wales. If you are professionally represented, you should ask your advisor for a copy. The Code can also be found at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors (Tel. No. 020 7334 3806).*

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