

TO LET

GROUND & FIRST FLOOR RETAIL UNIT

37 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 have been fully refurbished to provide a ground floor retail unit with separately accessed first floor office / ancillary accommodation. The unit has rear service access and benefits from an electronically operated security roller shutter.

RENT

£12,500 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 the following approximate floor areas / dimensions:-

Total Sales	47.81sq m	(514 sq ft)
Rear Office	10.12 sq m	(190 sq ft)
First Floor	81.30 sq m	(875 sq ft)
Sales Width	4.28 m	(14'1")
Sales Depth	11.17 m	(36'8")

BUSINESS RATES

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: 9409-3088-0798-0300-7325

Energy Performance Asset Rating: C-61

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 / Fax. No. (0151) 227 3010.

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Subject to Contract

Details Prepared SEPTEMBER 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 or obtained from the Royal Institution of Chartered Surveyors (Tel. No. 020 7334 3806).

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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