

# TO LET (MAY SPLIT)

13-14 CENTRAL SQUARE,  
MAGHULL, LIVERPOOL

## CENTRAL



## SQUARE

■ SHOP ■ LIVE ■ WORK ■ PLAY

### LOCATION

Maghull is a popular commuter town for Liverpool and the wider North West. This large town with a population of 21,000 people is within the metropolitan borough of Sefton, situated 8 miles north east of Liverpool City Centre in close proximity to Crosby, Kirkby, Ormskirk and Aintree. Central Square is the principal retail location in Maghull.

### ACCOMMODATION

The property is available as a whole or subdivided.

#### Option 1

Unit	Size
A	3,464 sq ft

#### Option 2

Unit	Size
B	1,732 sq ft
C	1,732 sq ft

#### Option 3

Unit	Size
D	800 sq ft
E	2,664 sq ft

### TENURE

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed

### RENT

Unit A	£50,000 pax
Unit B	£27,500 pax
Unit C	£27,500 pax
Unit D	£20,000 pax
Unit E	£32,500 pax

### BUSINESS RATES

Rateable Value (2017 List)	TBA by Local Authority
Estimated Rates Payable	TBA by Local Authority

Interested parties are advised to make their own enquiries with the Local Authority.

### SERVICE CHARGE

A service charge is payable based on approximately £1.00 per sq ft plus VAT.

### EPC

An Energy Performance Certificate is available on request.

### LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

### VAT

The property is registered for VAT.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Chris Michael or Matt Kerrigan, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400 Fax. No. (0151) 227 3010

E-mail: [chrismichael@hwandp.co.uk](mailto:chrismichael@hwandp.co.uk)

[mattkerrigan@hwandp.co.uk](mailto:mattkerrigan@hwandp.co.uk)

Or alternatively contact our Joint Agent Lee Quinn, Mason Partners.

Tel. No: (0151) 227 1008.

E-mail: [leequinn@masonpartners.com](mailto:leequinn@masonpartners.com)

### Subject to Contract

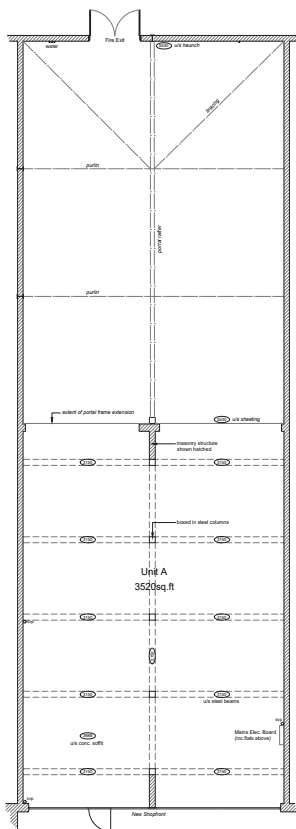
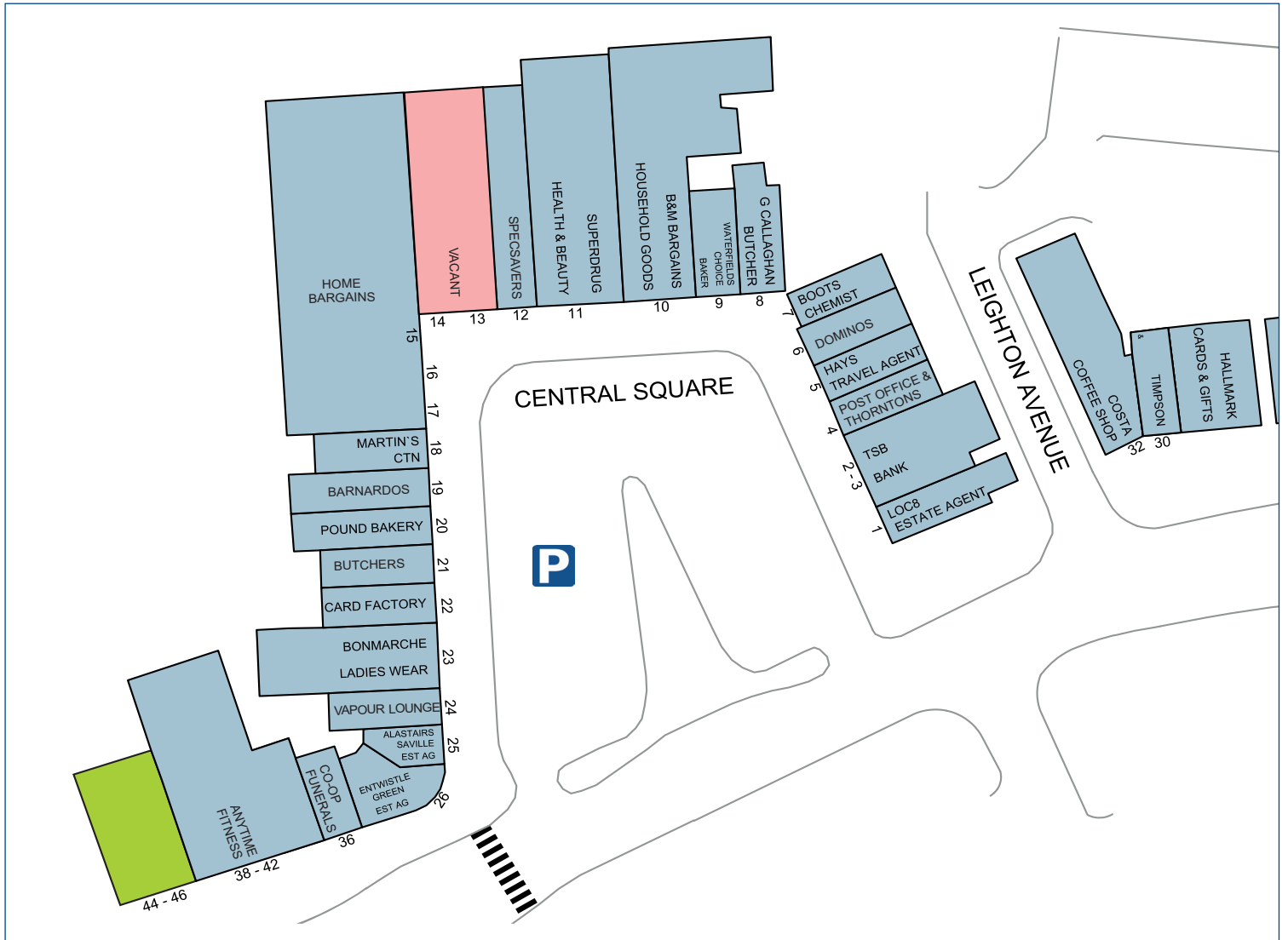
Details Updated April 2019

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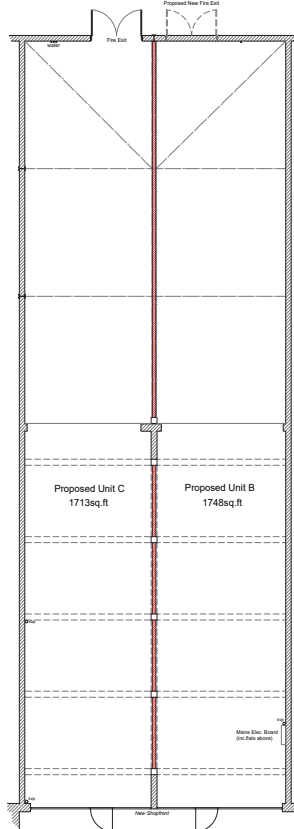
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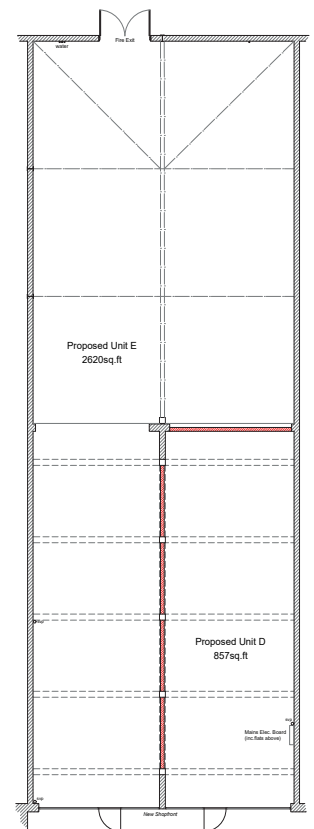
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OPTION A - AS EXISTING



OPTION B-C SPLIT SCHEME



OPTION D-E SPLIT SCHEME