



800 - 1,600 sq.ft
RETAIL OPPORTUNITIES

850 - 1,600 sq.ft
FIRST FLOOR MIXED USE OPPORTUNITIES



MARIAN SQUARE

///modes.port.fool

Glovers Lane, Bootle,
Merseyside, L30 5QA

Local Occupiers Include



Iceland



Total development



Parking Spaces



Retail units on site



What Three Words

modes.port.fool

AVAILABLE UNITS



UNIT 3	sq.ft	sq.m
Ground Floor	863	80.2
RENT	£17,500	
RATEABLE VALUE	£10,000	
SERVICE CHARGE	£462 PA	
INSURANCE	£356.66	
EPC	E	



UNIT 20	sq.ft	sq.m
Ground Floor	852	79.1
First Floor	830	77.1
RENT	£18,500	
RATEABLE VALUE	£9,300	
SERVICE CHARGE	£1203.06	
INSURANCE	£650.33	
EPC	D:80	



UNIT 29a, 30a	sq.ft	sq.m
First Floor	1,600	148.6
RENT	£10,000	
RATEABLE VALUE	£11,000	
SERVICE CHARGE	£1,144.44 PA	
INSURANCE	£599.14 PA	
EPC	C:57	



UNIT 31a	sq.ft	sq.m
Ground Floor	850	78.9
RENT	£6,000	
RATEABLE VALUE	£3,850	
SERVICE CHARGE	£607.83 PA	
INSURANCE	£320.46 PA	
EPC	D:78	

LOCATION

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



View on Google Maps

www.mcoreproperty.com



M^{Core}
LCP UK



Simon Eatough

01384 400123

07771 764148

SEatough@lcpproperties.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

Laurence Bowen

07350 397040

laurencebowen@masonpartners.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennant 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 profits, 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 lease 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. 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.

08-10-26 OCT25



SERVICES



Bicycle Parking



Car Parking