

NEWLY REFURBISHED

TO LET

 GREGGS

M UNIT 3

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

Local Occupiers Include

 **GREGGS**  **home bargains**
Bargain Booze  **William HILL**  **ST JOSEPH'S
Hospice
OF LONDON**
Iceland  **Heron Foods** **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

£19,500 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 incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

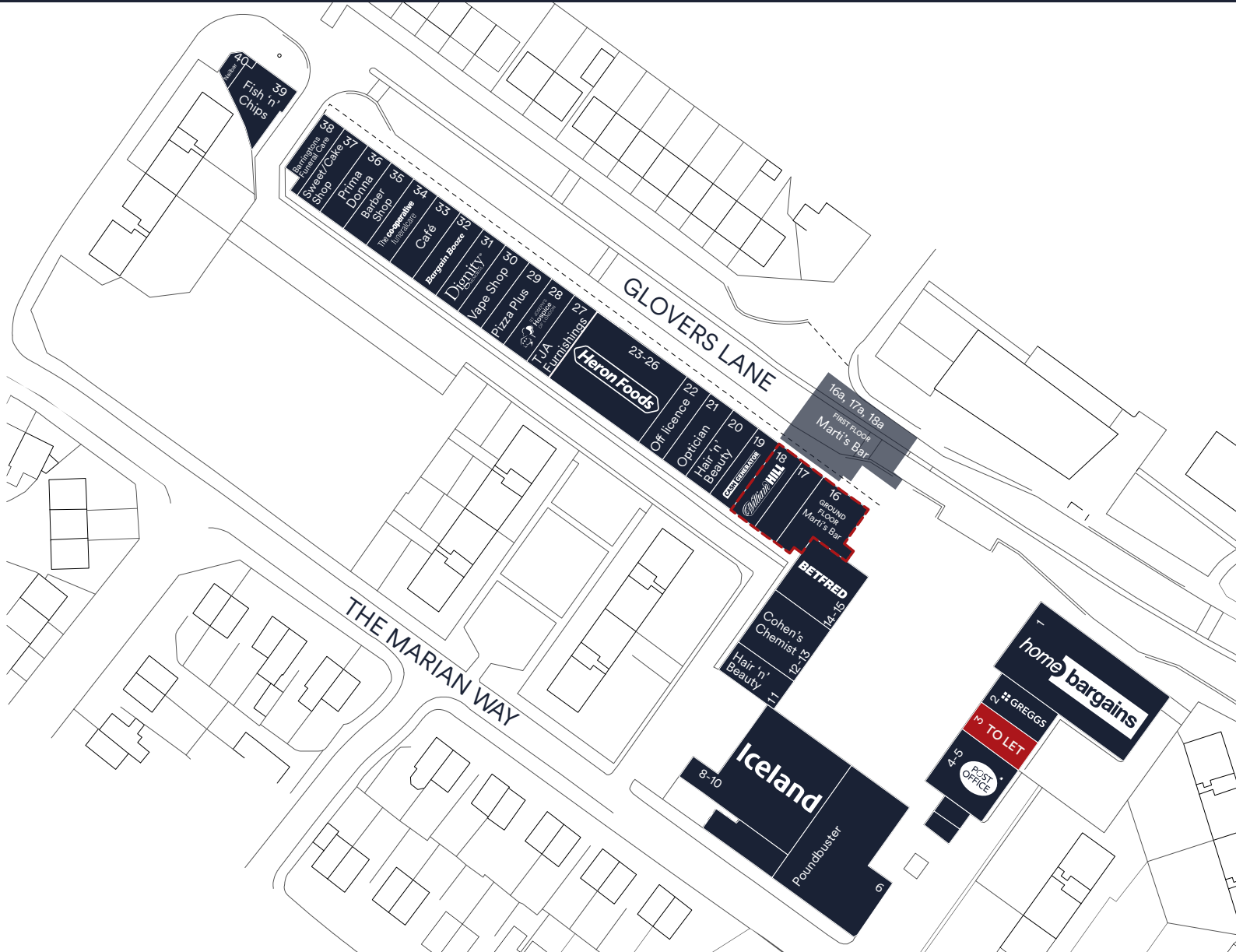
Each party is responsible for their own legal costs in connection with the granting of a lease.



What Three Words
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MARIAN SQUARE

SITE PLAN



Simon Eatough

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Viewing

Strictly via prior appointment
with the appointed agents



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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.

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