

LAST REMAINING UNIT

POTENTIAL TO SPLIT

Ground Floor: 861 sq.ft

First Floor: 857 sq.ft



TO LET

Retail unit

1,718 sq.ft

(160 sq.m)

**Unit 36, Marian Square Shopping Centre,
Netherton, Bootle, Liverpool, L30 5QA**

- 7 miles north of Liverpool
- Ample parking
- large local population
- Greggs, Iceland, William Hill, Home Bargains

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400123**

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Unit 36, Marian Square Shopping Centre, Netherton, Bootle, Liverpool, L30 5QA

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	861	80
First Floor	857	80
TOTAL	1,718	160

Description

The scheme is a busy shopping location benefiting from excellent parking provision and a large residential population within walking distance. Multiple retailers such as Greggs, Iceland, William Hill & Home Bargains have traded here successfully for years.

Rent

£15,500 per annum exclusive.

Potential to split

Ground Floor £12,000 per annum

First Floor: £4,500.00 per annum

Rates

Rateable value of £9,300. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.



Energy Performance

Further information available upon request

Planning

Subject to planning. It is the ingoing 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.

Viewing

Strictly via prior appointment with the appointed agents:

Hitchcock Wright & Partners
 CHARTERED SURVEYORS
0151 227 3400
www.hitchcockwright.co.uk

Matt Kerrigan 07970 837453
mattkerrigan@hwandp.co.uk

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