MARIAN SQUARE

Netherton, Bootle, Liverpool, Merseyside L30 5QA

The scheme is a busy shopping location benefitting 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.

TOTAL
DEVELOPMENT
73,121 sq.ft
(6,793 sq.m)



- Busy Shopping Centre with 38 Units
- Free Car Parking
- 7 miles north of Liverpool city centre
- Occupiers include Greggs, Home Bargains and Iceland

Mason Partners 0151 227 1008 MASONPARTNERS.COM







Unit 33, Marian Square Shopping Centre,

Netherton, Bootle, Liverpool, L30 5QA

- 7 miles north of Liverpool
- Ample parking

- Large local population
- Retailers include Greggs, Iceland, William Hill and Home Bargains

Retail Unit **1,642 sq.ft**

(152 sq.m)

Unit 33, Marian Square Shopping Centre, Netherton, Bootle, Liverpool, L30 5QA

TOTAL	1,642	152.6
First Floor	803	74.63
Ground Floor	839	77.97
Areas (approx. NIA)	Sq.ft	Sq.m

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

£17,000 per annum exclusive.

Rates

Rateable value of £11,500. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has the benefit of gas, water, and electricity.

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

The premises benefit from a Class E planning consent. Interested parties are advised to verify this information with Liverpool City Council by contacting them at 0151 233 3000.

Legal Costs

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

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Viewing

Strictly via prior appointment with the appointed agents:



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