

# TO LET

## 27 MARIAN SQUARE, NETHERTON, LIVERPOOL, L30 5QA

REDUCED RENT



### LOCATION & DESCRIPTION

The subject premises are within the popular Marian Square Shopping Centre which is located approximately seven miles north of Liverpool City Centre and is easily accessible from the A59. The scheme is a busy shopping location benefiting from excellent parking provision and a large residential population within walking distance. Multiple retailers such as Iceland, Cohens Chemist, William Hill, Home Bargains, Cash Generator, Greggs and Heron Frozen Food have traded successfully for many years.

### ACCOMMODATION

Ground Floor Sales	868 sq ft	82.5 sq m
First Floor	831 sq ft	77.26 sq m
Total	1,699 sq ft	157.89 sq m

### USE

A1 Retail use.

### LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

### RENT

£14,000 per annum plus VAT.

### EPC

EPC Certificate reference number: 0160-0231-4129-3004-5006

Energy Performance Asset Rating: D-91

### BUSINESS RATES

We understand that the rateable value for the property is currently set at £12,750 however we suggest that all interested parties make their own enquiries with the business rates section of the local authority.

### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

### VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Chris Michael or Matt Kerrigan, Hitchcock Wright & Partners. Ref: CCM/MRK.

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Subject to Contract  
Details Updated January 2020

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