



800 - 1,600 sq.ft
RETAIL OPPORTUNITIES

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

M **MARIAN SQUARE**

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Glovers Lane, Bootle,
Merseyside, L30 5QA

Local Occupiers Include

GREGGS
BETFRED

Iceland



77,273 sq.ft

Total development



Ample

Parking Spaces



37

Retail units on site



What Three Words

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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



SERVICES



Bicycle Parking



Car Parking

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