



UNIT 6

M Central Square, Westway,
Maghull, Liverpool,
L31 0DQ

Local Occupiers Include

cardfactory  **Sainsbury's** 

Superdrug  **Domino's** **Bonmarché**



26.9k Local Population



73,482 sq.ft
Total development



2
EV Chargers



61
Retail units on site



c.180
Parking Spaces



DESCRIPTION

Known locally as The Square this retail development is the focus point of Maghull Town Centre with a convenience retail offering catering to an affluent, highly populated residential area just 8 miles outside Liverpool. The retail properties have excellent roadside visibility and onsite car parking with over 180 spaces.

- Nearby occupiers include Costa, Home Bargains, Card Factory, Superdrug, Domino's and Sainsbury's.
- Public Car park provided in Central Square, equipped with 2 charging bays.

UNIT SIZE

838 sq.ft (77.85 sq.m)

RENT

POA

RATES PAYABLE

£2,892

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service charge: £957.

Insurance: Approx £418.

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.



M

CENTRAL SQUARE

SITE PLAN

M

EVOLVE

part of MⁱCore**Harry Eades**

07564 052 326

Hpe@evolveestates.co.uk

Mason Partners

0151 227 1008

MASONPARTNERS.COM

Lee Quinn

07788 188 731

leequinn@masonpartners.co.uk

Mackenzie Maddison

01512 250 103

mackenziemaddison@masonpartners.co.uk

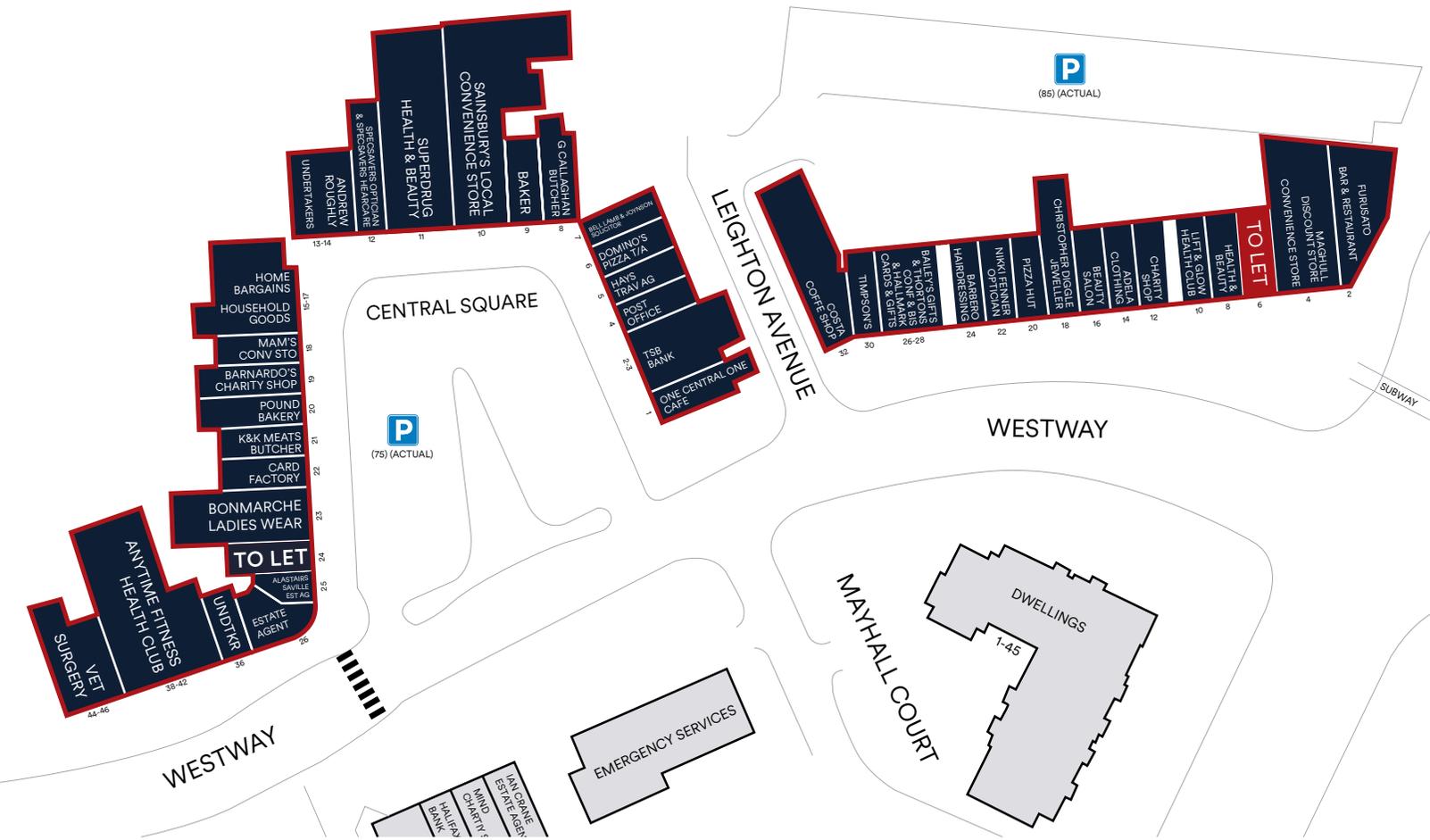


barkerproudlove

Jon Lovelady

07717 661 389

jon@barkerproudlove.co.uk



MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02899002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org.uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May2018.pdf.

**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.