

BE PART OF

AN EXCITING TIME IN

THE DEVELOPMENT OF

CENTRAL



SQUARE

■ SHOP ■ LIVE ■ WORK ■ PLAY

Maghull, Merseyside. L31 0AE

MAGHULL TOWN CENTRE

CENTRAL



SQUARE

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- Maghull population of 26,997 people
- 86% of homes are privately owned
- 83% of households own a car
- Densely populated, with 4,030 persons per sq.km

Location - L31 0AE

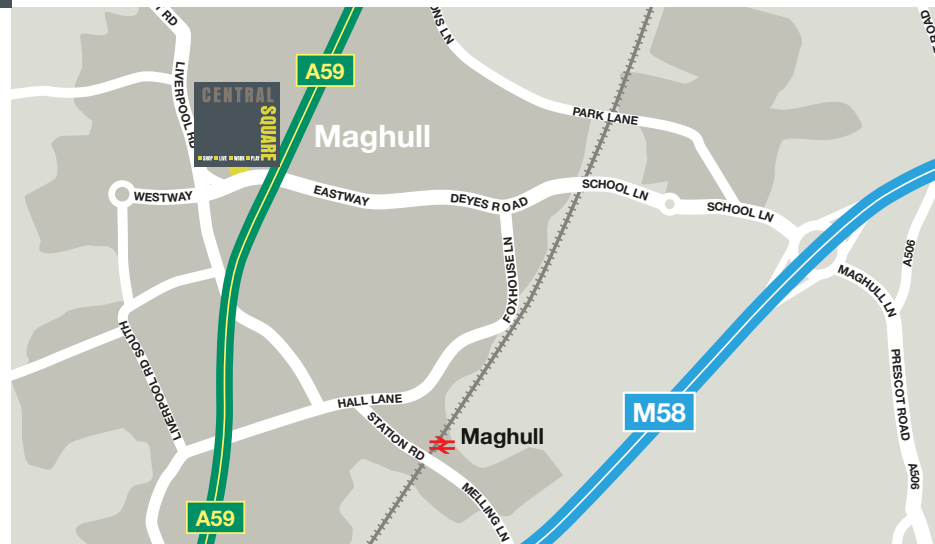
Maghull is a popular commuter town for Liverpool and the wider North West. This large town is within the metropolitan borough of Sefton, situated 8 miles north east of Liverpool city centre in close proximity to Crosby, Kirkby, Ormskirk and Aintree.

Central Square is easily accessible via road, with good frontage onto the Westway, the main through road for the town, which links to the A5147 and A59. The M58 and M57 motorways are 2 miles (1.5km) west of the town.

Maghull train station is located approximately 1 mile (0.8km) south west of the property with regular services to Liverpool and Ormskirk.

Maghull is an aspirational area to live with average house prices in Maghull standing at £157,359 against the Merseyside average of £135,924.

Major employers in the area include HMRC, Passport Office, University of Liverpool and the NHS. The NHS health centre, police station and a Morrison's supermarket are located opposite.





An aspirational place

Known locally as the 'The Square' this development is the focus point of Maghull Town Centre with a convenience retail offering catering to an affluent, highly populated residential area.

Service charge

A service charge is payable based on approximately £1.00 per sq.ft plus VAT.

Unit	Status	Floor space			Rent P.A (exc VAT)	Rateable Value	Rates Payable (approx.)
			Sq.ft	Sq.m			
Unit 6 Central Square	Vacant	GF	793	74	£18,000	£11,750	£5,863.25



The essentials

- Maghull is a popular and busy town
- Local population of nearly 27,000
- In excess of 70,000 sq.ft of commercial space with over 40 retail units with residential above
- On-site parking
- Excellent roadside visibility from the A59 dual carriage way

What's happening

- £1m investment works being carried out
- Improvements to landscaping and public realms
- Increased car parking
- A range of opportunities for leisure and lifestyle businesses
- Excellent opportunity to acquire a freehold development site of 0.68 acres. Contact asset manager for more details



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*Potential occupiers to make own enquiries to clarify accuracy of data.

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