

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

■ SHOP ■ LIVE ■ WORK ■ PLAY

- 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 - Postcode L31 0AE

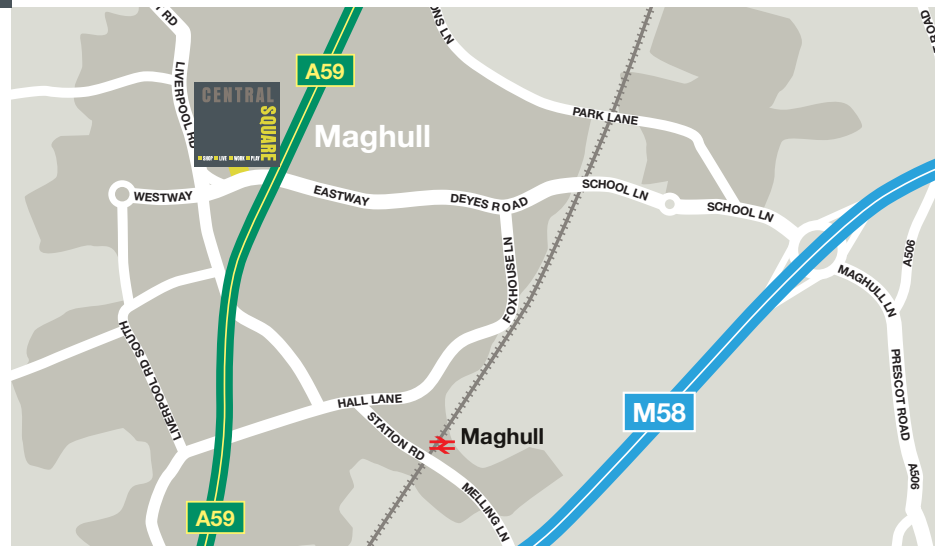
Maghull is a popular commuter town for Liverpool and the wider North West. This large town is within the metropolitan borough of Sefton, situated 8 miles north east of Liverpool city centre in close proximity to Crosby, Kirkby, Ormskirk and Aintree.

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 1 & 1a Central Square	Under Offer	1,000	92.9	£25,000	£25,000	£12,800
Unit 10-10a Central Square	Vacant	7,200	669	£50,000	£47,000	£24,064
Unit 20 Westway	Under Offer	792	74	£17,500	£15,750	£7,875
Unit 24 Central Square	Vacant	784	73	£24,000	£17,000	£8,704



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



**Mason
Partners**

0151 227 1008
MASONPARTNERS.COM

Lee Quinn 07788 188 731
leequinn@masonpartners.com

Chris Houghton 07538 575357
chrishoughton@masonpartners.com



Jon Lovelady 07717 661389
jon@barkerproudlove.co.uk

Managed by



www.lcpproperties.co.uk

Phil Murphy 07850 079782
pmm@evolveestates.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 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 (historical) 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.rgs.org.uk/whotring/professional-standards/standards/fee-related/codes-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-May-2018.pdf.

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

29708 OCTOBER 2021