

TO LET

CHRISTOPHER TINTINE
JEWELLERY

Benefits from existing planning permission for hot food takeaway

M

UNIT 20

M Central Square,
Westway, Maghull,
Merseyside, L31 0AE

Local Occupiers Include

COSTA Sainsbury's **TSB**

Superdrug

TIMPSON
Great Service by Great People

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.

UNIT SIZE

Total Ground Floor Area: 792 sq.ft (73.5 sq.m)

RENT

£21,000 per annum, exclusive of VAT.

BUSINESS RATES

Rateable Value: £14,750

Rates Payable 2026 to 2027: Est. £5,634.50*

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge (YE 26): £2,133.33

Insurance: c. £358

ENERGY PERFORMANCE

(D).Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

The property benefits from an existing planning permission for hot food takeaway use, subject to implementation and compliance with the relevant conditions. Incoming tenants should satisfy themselves that their proposed use and fit-out comply with the consent and whether any further approvals are required.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



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Retail Units On-Site

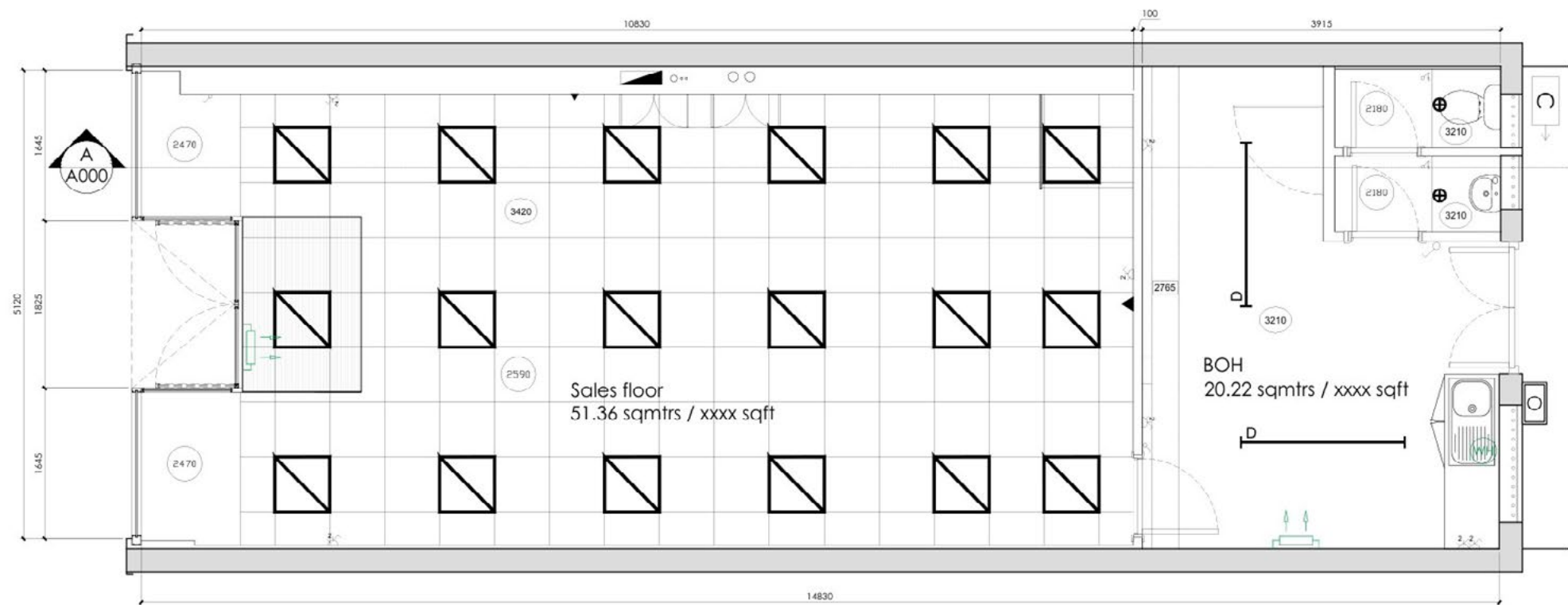


73,482 sq.ft

Total Area



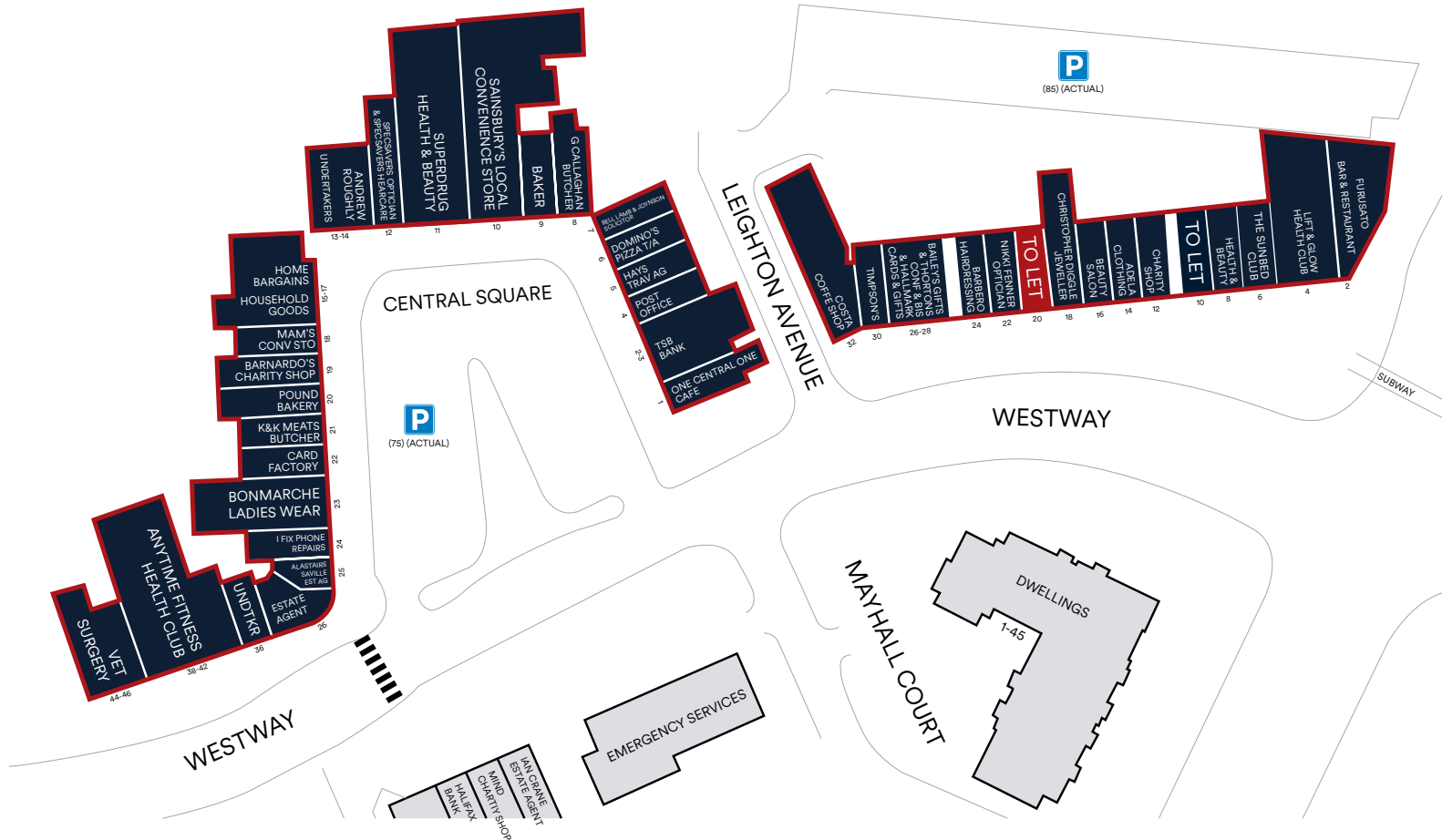
What Three Words
manifests.exists.advising



Existing ground floor
survey plan
1:50 @ A0

M CENTRAL SQUARE

SITE PLAN



SHEET ANCHOR EVOLVE

part of M^{Core}



Harry Eades

07564 052326
heades@saevolve.com

Viewing
Strictly via prior appointment
with the appointed agents

**Mason
Partners**
0151 227 1008
MASONPARTNERS.COM

Laurence Bowen

07350 397 040
laurencebowen@masonpartners.com



Jon Lovelady

07717 661 389
Jon@barkerproudlove.co.uk

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**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.

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