

Retail and Leisure



LIVERPOOL - Unit E, 2 Moorfields, L2 2BS RETAIL UNIT TO LET - A1/A2 CONSENT

LOCATION

The property which fronts Dale Street forms part of the development known as 2 Moorfields which comprises of ground floor retail units with 135 apartments above including a Dream Apartments Aparthotel. Immediately adjoining the premises is an Ibis Style hotel.

Occupiers on Dale Street range from multiple retailers including **Tesco** to a range of independent retail and leisure premises.

TENURE

The unit is available to let by way of a new Full Repairing & Insuring lease at a rent of **£30,000 per annum**.

SERVICE CHARGE

A small service charge is payable to cover the landlord's apportioned running costs.

ACCOMMODATION/DESCRIPTION

The unit forms part of the 2 Moorfields development and is arranged over ground floor only with the following approximate areas and dimensions:-

Ground Floor Sales (GIA)	1,514 sq ft	140.65 sq m
Mezzanine	582 sq ft	54.07 sq m

Please note the areas have been taken from architects plans and interested parties are advised to verify any areas on site.

ASSESSMENTS

Verbal enquiries to Liverpool City Council confirm the property is assessed as follows:-

Rateable Value	£27,250
Rates Payable (2017/18)	£13,052.75

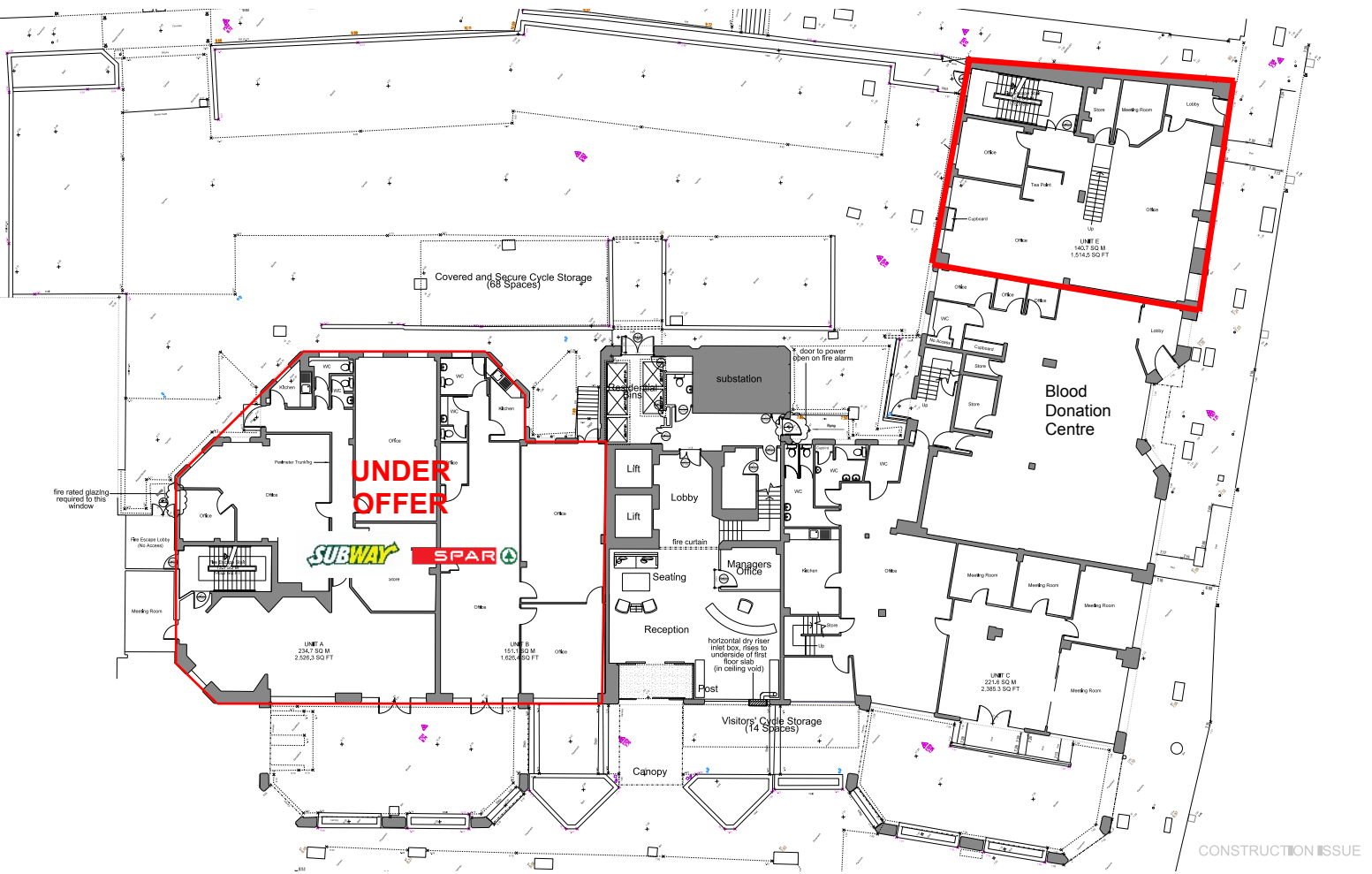
Interested parties are advised to make their own enquiries to Liverpool City Council. The rates payable figure does not account for any transitional relief that may apply.

For more information, please contact:

James Lutton

01244 408 244

jameslutton@legatowen.co.uk



LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

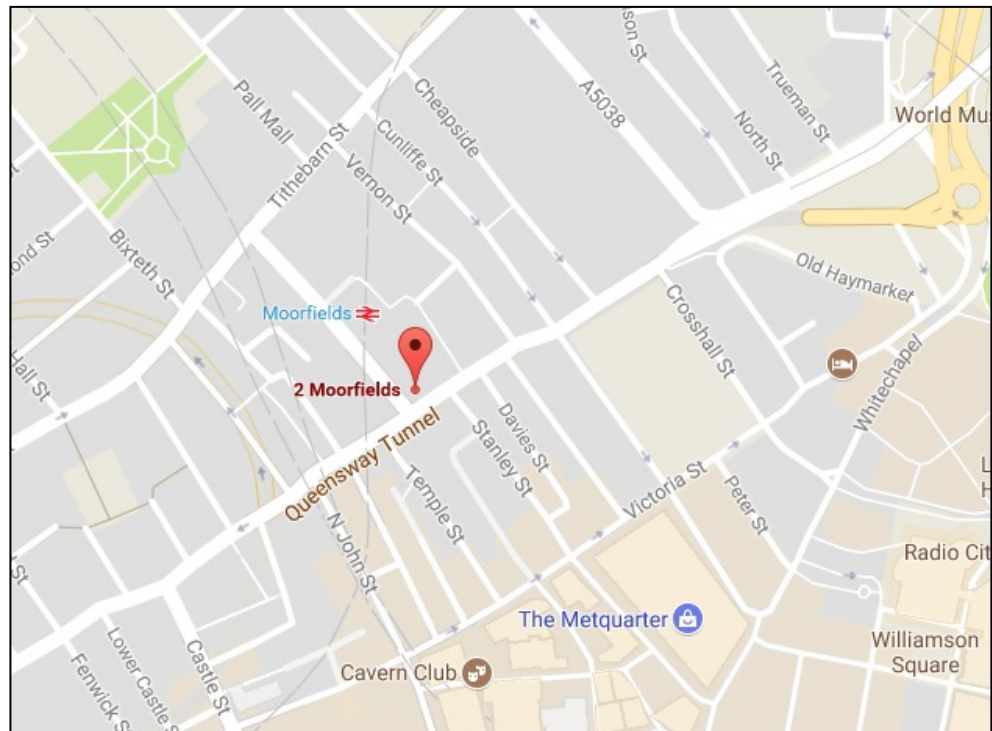
The building is listed and no EPC is required.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.



VIEWING

Strictly by appointment through the sole agents Legat Owen:-

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SUBJECT TO CONTRACT
JLJW30102017

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