

# Retail and Leisure



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

### LOCATION

The property is situated on the corner of Dale Street and Moorfields and is immediately adjacent to the entrance to Moorfields Station where approximately 6.5m passengers per year pass through the station.

The development known as 2 Moorfields 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 **£35,000 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:-

<b>Ground Floor Sales (NIA)</b>	<b>1,878 sq ft</b>	<b>174.45 sq m</b>
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### ASSESSMENTS

The property is to be re-assessed following completion of the landlord works.

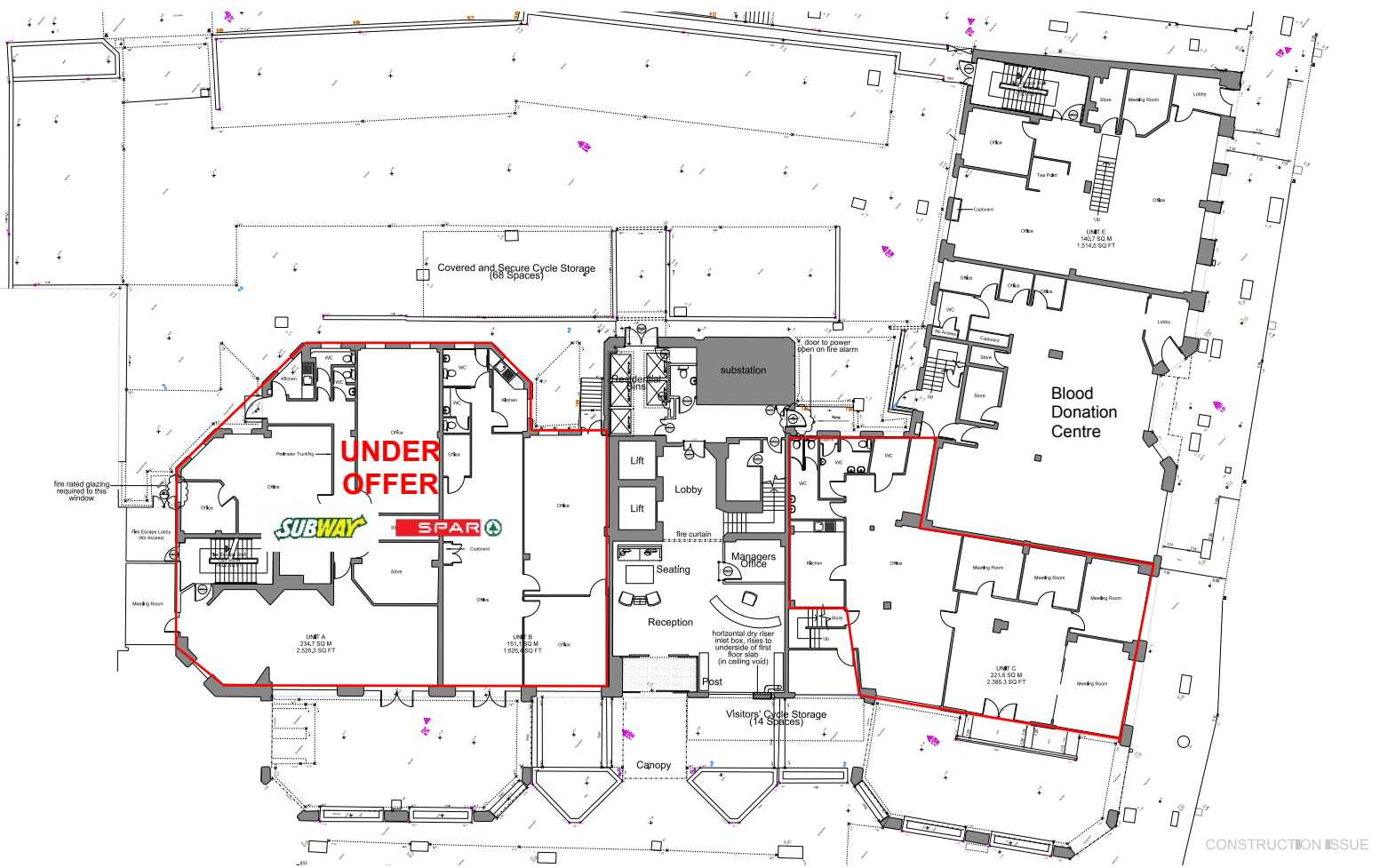
Interested parties are advised to make their own enquiries to Liverpool City Council.

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

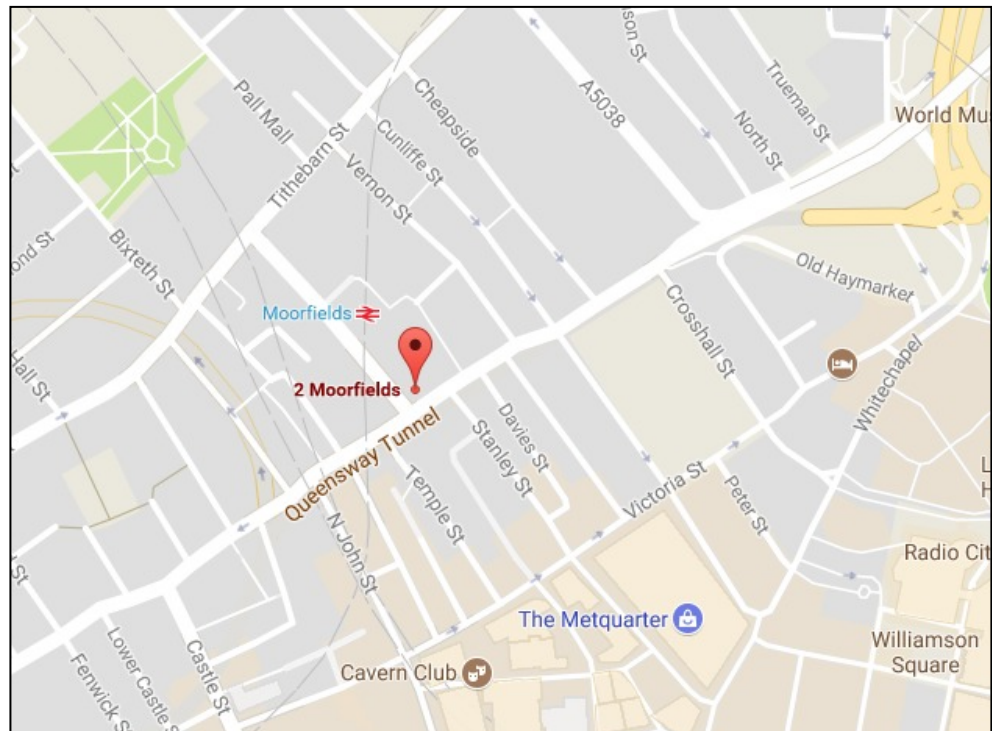
An EPC will be undertaken and provided on completion of the landlord works.

### 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:-

**James Lutton:**  
**01244 408244**  
**jameslutton@legatowen.co.uk**

**SUBJECT TO CONTRACT**  
**JLJW30102017**

**LegatOwen**  
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