



# TO LET

## PRIME RETAIL PREMISES

### 22 Dale Street, Liverpool L2 4TR

Total Ground Floor Area 1,102 sq.ft. (102.40 sq.m.)

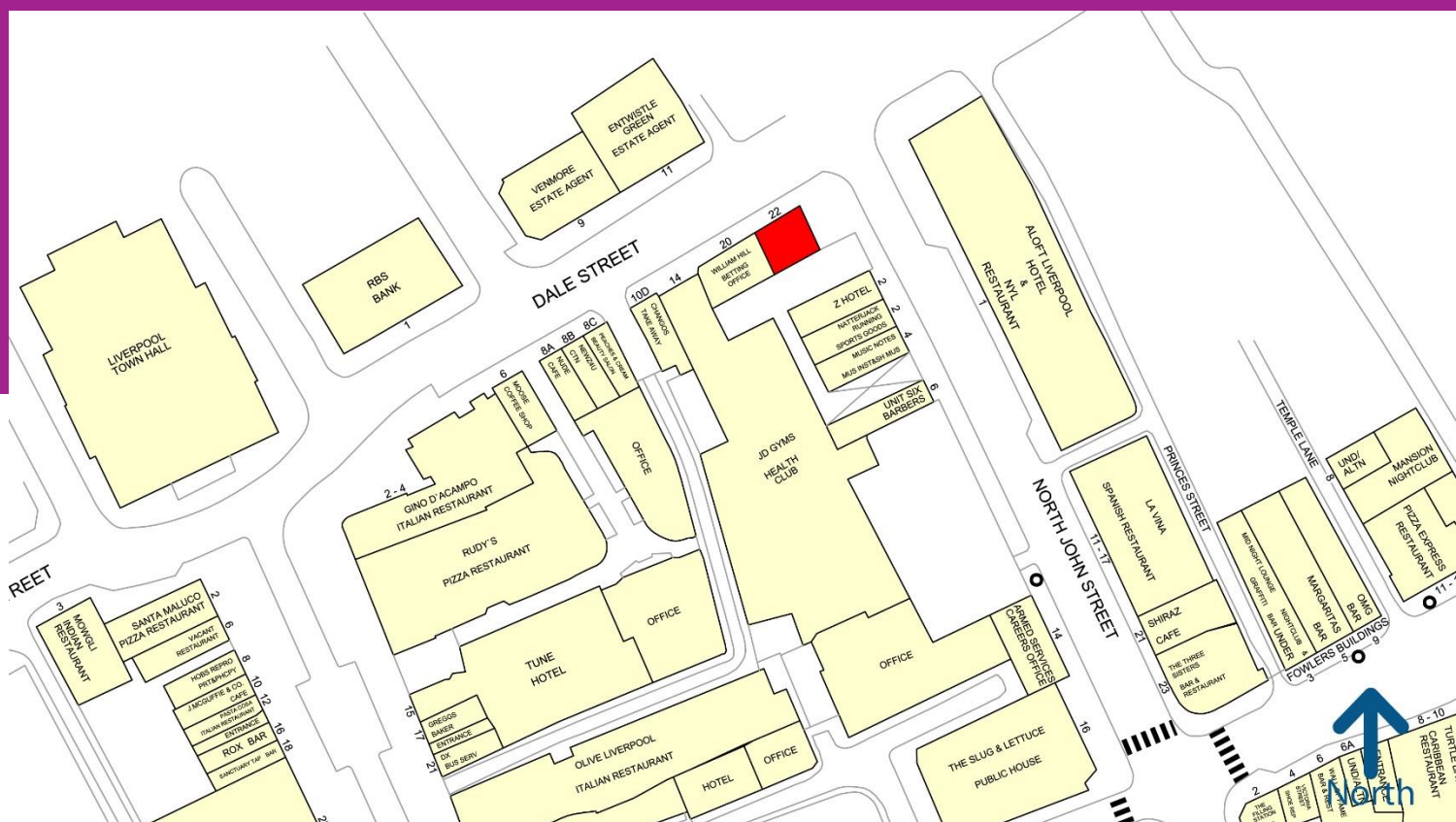
- Part of State House
- Located in the heart of the established office and financial district of Liverpool city centre
- Nearby operators include Moose Coffee, Gino D'Acampo Italian Restaurant, Tune Hotel, JD Gyms
- Well located for all main public transport links and car parks

**mason  
owen...**

property consultants

**0151 242 3000**  
[www.masonowen.com](http://www.masonowen.com)

## 22 Dale Street, Liverpool L2 4TR



### Situation/Description

The premises are located on Dale Street, part of State House in the heart of the established office and financial district of Liverpool city centre, very close to Castle Street. The Castle Street area is an established restaurant pitch where operators include Gino D'Acampo Italian Restaurant, Olive Press, Castle Street Townhouse, San Carlo, Viva Brazil, The Sanctuary Tap and Tune Hotel.

Other nearby occupiers include Caffè Nero, Boots the Chemist and Sainsburys.

### Area

Ground Floor	1,102 sq.ft.	(102.40 sq.m.)
Internal Width	24'01"	(7.34 m)
Shop Depth	43'00"	(13.12 m)

### Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£37,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

### Rates

Rateable Value £16,250

### EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

### Legal costs

Each party to be responsible for their own legal costs.

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*

### Viewing

Strictly through the agent:

Rob Markland

t. 0151 242 3146

m. 07798 576 808

e. [rob.markland@masonowen.com](mailto:rob.markland@masonowen.com)