

LIVERPOOL 14 Dale Street

**Exciting A3 / A4 / D2 opportunity
forming part of the iconic
Grade II Listed
State Ballroom building**

TO LET

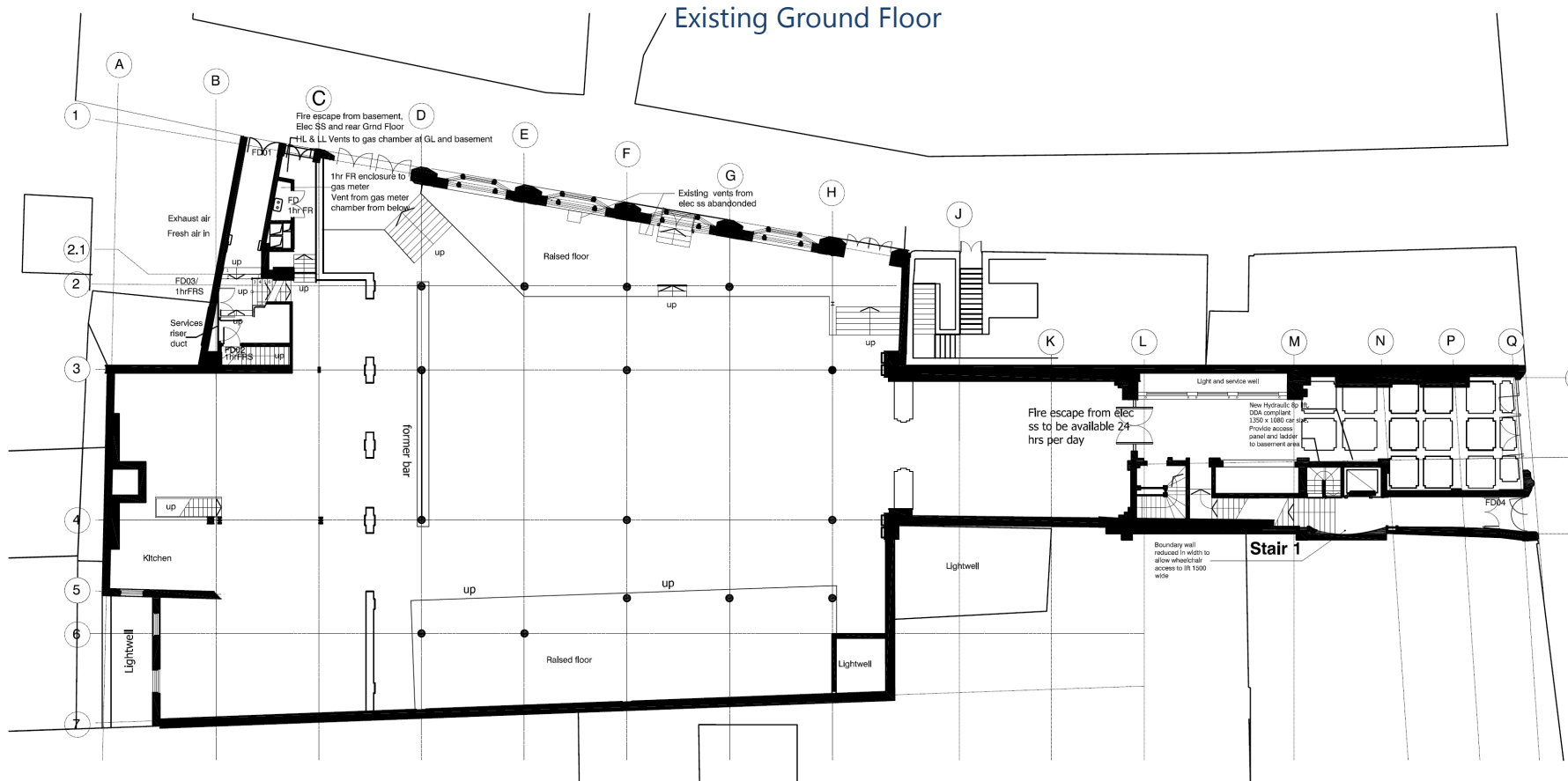




LOCATION

Dale Street is located within the commercial business district of Liverpool, close to the Town Hall, Moorfields Train Station and circa 300 metres to Liverpool One. Other nearby leisure occupiers include The Cavern Club, Gino D'Acampo, San Carlo, Mowgli, Slug & Lettuce and Turtle Bay.





FLOOR AREAS:

Ground Floor: 10,231 sq ft (950.5 sq m)

RATES

Rateable Value £81,000

USE

All planning uses considered.

EPC

On request.

TERMS

A new 15 year lease subject to upward only rent reviews.

TIMING

The unit is available immediately.

RENT

On application.



HISTORY

The State Building was designed by W Aubrey Thomas who was also the architect for the River Liver Building, the Tower Building and the Crane Building in Hanover Street.

The State Ballroom building has witnessed an abundance of inhabited transformations throughout its history, from its 1906 restaurant beginnings to tea rooms, a social rendezvous for the Littlewoods staff of the city, department store and in the 80's opened it's doors as a nightclub and was the premier club for the city's night owls, along with featuring on hit tv show, Peaky Blinders.

