

# SHORT TERM LET



Shop Unit 2, 22 Dale Street, Liverpool L2 4TR



**1,102 sq ft**  
Area



**£36,000 p/a**  
Rent



**£25,500**  
Rates - RV



**E107**  
EPC

- Short Term Let Available outside Landlord & Tenant Act
- Part of State House
- Located in the heart of the established office and financial district of Liverpool City Centre
- Well located for all main public transport links and car parks
- Nearby operators include Moose Coffee, William Hill, Riva Blu Italian Restaurant, Z Hotels and JD Gyms



### 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 and Moorfields Station.

The Castle Street area is an established restaurant pitch where operators include Riva Blu, Point Blank, Rudy's Pizza, So Salsa, Castle Street Townhouse, San Carlo, Tune Hotel, Viva Brazil etc

Other nearby occupiers include Moose Coffee, William Hill, Z Hotels, Tesco Metro and JD Gyms.

### Area

Ground Floor      1,102 sq ft (102.40 sq m)

### Tenure

Available by way of a short term lease of up to 3 years to be outside the Landlord and Tenant Act 1954.

### Rent

£36,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

### Rates

Rateable Value April 2023 Valuation: £25,500

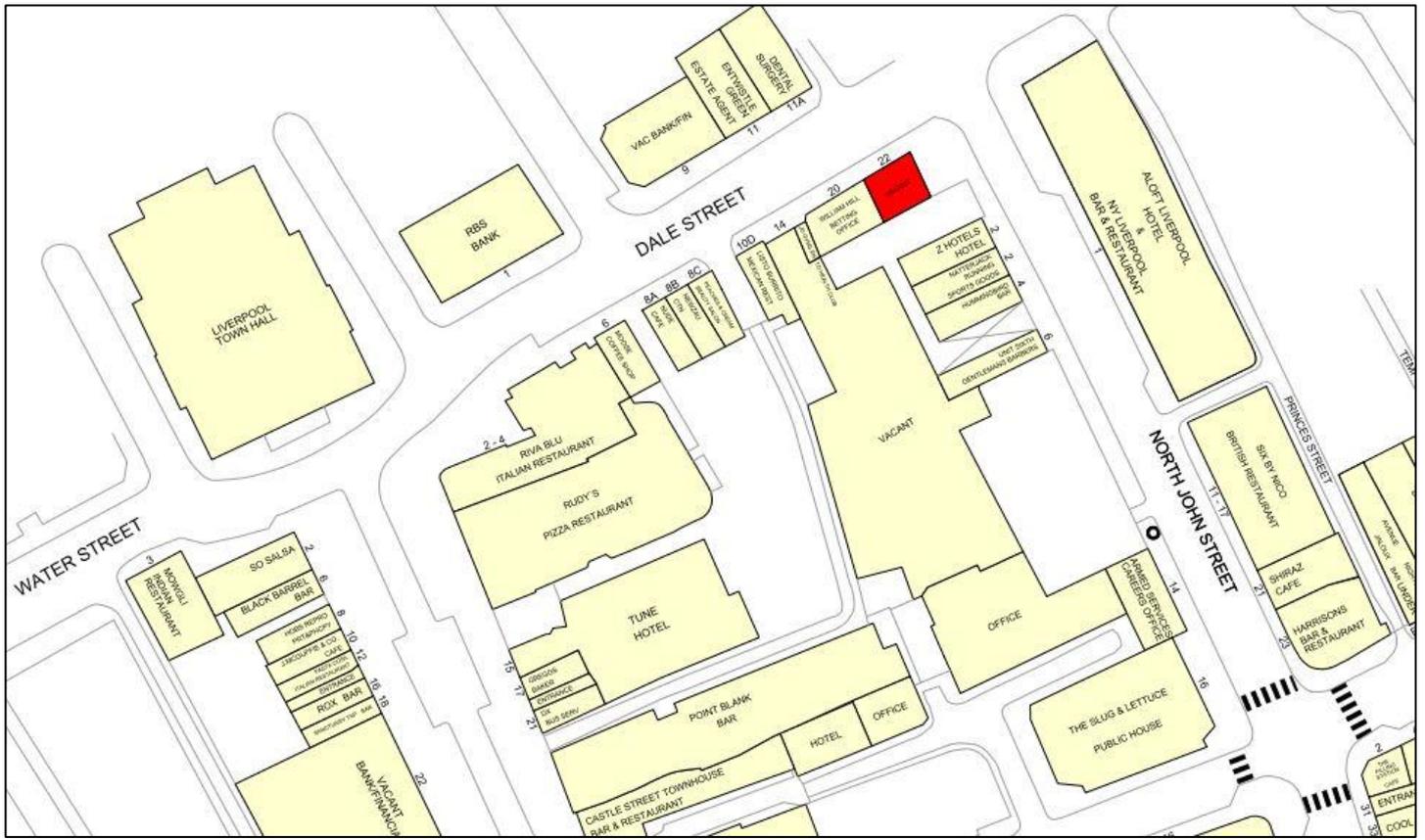
### EPC

E107

### Legal costs

Each party to be responsible for their own legal costs.

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For further information please contact:



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#### [Code for Leasing Business Premises](#)

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

#### [Anti 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.

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