

CITRUS HOUSE, 40-46 DALE STREET

LIVERPOOL, L2 5SF

RETAIL / OFFICE TO LET

FITTED OUT TO AN EXCEPTIONALLY HIGH STANDARD

- Excellent location in Liverpool City Centre, close to Moorfields Station, Q-Park Car Park, NCP, IBIS Hotel, Double Tree Hotel and Tesco Express directly opposite
- Fantastic opportunity to occupy accommodation in an iconic building.
- Ground floor unit fronting Dale Street with rear access for loading/unloading
- Ready for immediate occupation
- Extending to 1,119 sq ft (104 sq m)
- Unlimited Broadband
- A video of the shop can be seen on the link below

<https://vimeo.com/504485906>



Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

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The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

The property is located in an excellent location in Liverpool City Centre on Dale Street, close to Moorfields Station and within easy reach of the prime shopping area, office quarter and transport links.

The property can be more readily identified from the attached plan.

DESCRIPTION

The property comprises of a ground floor retail unit fronting Dale Street. The unit has been fitted out to an exceptionally high standard including disabled toilets and kitchen and is ready for immediate occupation.

There is access to the rear for loading/unloading.

Suitable for a variety of uses including Gym, Healthcare, Yoga studio, sunbeds, gallery and retail.

RENT

£25,000pa

VAT

The rent is not liable to VAT.

TENURE

The shop is available on a new flexible lease for a term of years to be agreed.



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ACCOMMODATION/AREAS

	Sq m	Sq ft
Ground floor sales	104.00	1119

BROADBAND

Access to unlimited broadband.

EPC

The Energy Performance Asset Rating for this property is C-68.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let 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.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

<https://vimeo.com/504485906>

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.

Dan.wild@bacommercial.com

Mindy.bishop@bacommercial.com



SUBJECT TO CONTRACT

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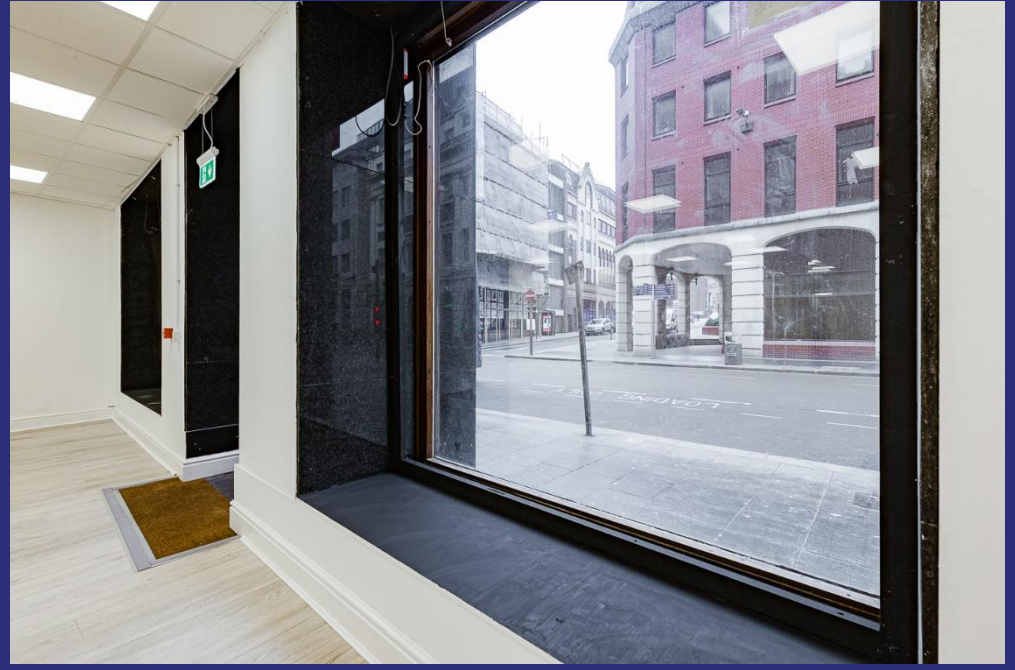
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BA Commercial
Chartered Surveyors

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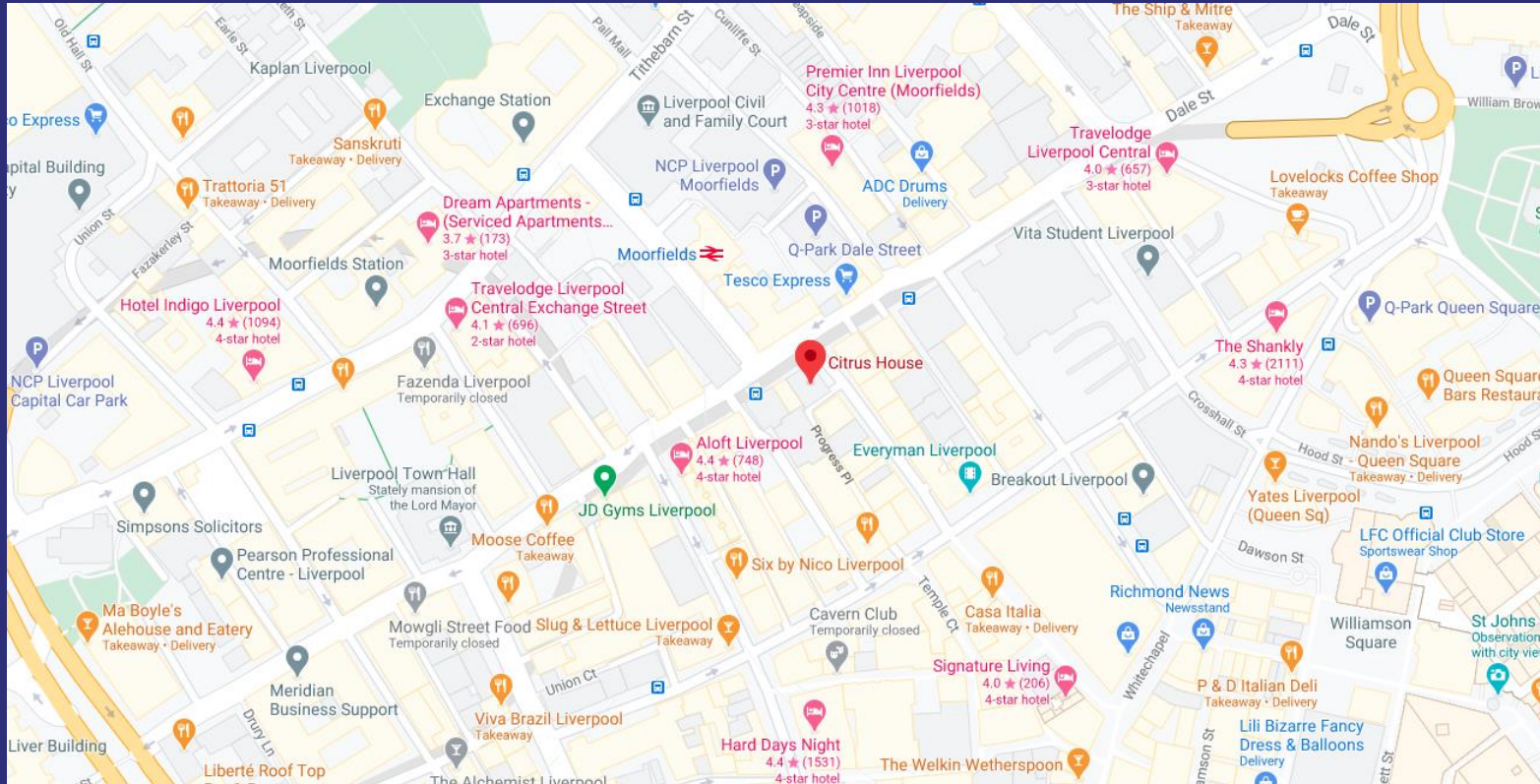
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IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- ix. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- x. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- xi. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- xii. all rentals and prices are quoted exclusive of VAT.

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