lot 8

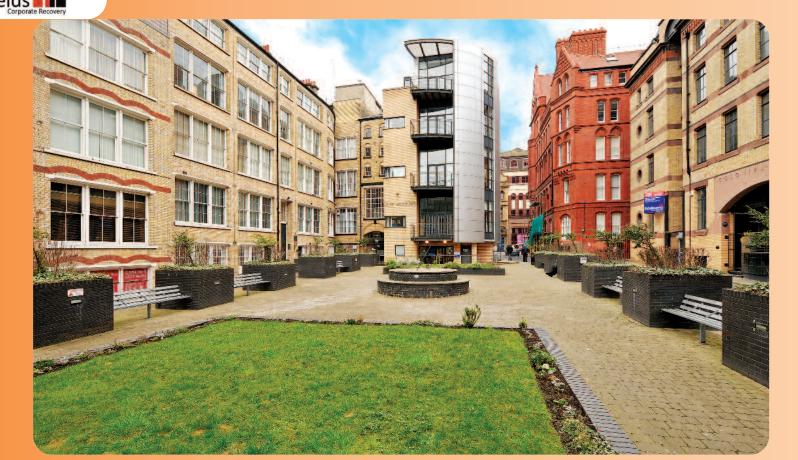
One Temple Square, 24 Dale Street Liverpool, Merseyside L2 5RL

Rent £240,000 per annum exclusive

Landmark Freehold Office Investment

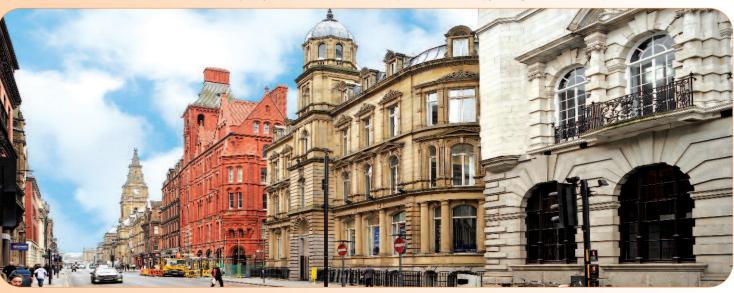
- Entirely let to Canter, Levin & Berg Solicitors
- Tenant in occupation since 2001 as their headquarters
- Prominent position fronting Dale Street in the heart of Liverpool city centre
- Approximately 400 metres from Liverpool One
- Approximately 1,924.49 sq m (20,716 sq ft)
- Future residential and hotel redevelopment potential (subject to consents)





lot 8





Miles: 30 miles west of Manchester 20 miles west of Warrington

74 miles south-west of Leeds
Roads: A57, A5036, A59, M53 (Junction 1)
Rail: Moorfields Railway Station, Liverpool Lime Street Railway Station

Air: Liverpool John Lennon Airport

The property is situated in a prominent position on Dale Street within the heart of Liverpool's commercial district. It benefits from excellent frontage and is within immediate proximity of Moorfields Railway Station. Dale Street is an important arterial route which links the waterfront and the city centre.

The property comprises a Grade II listed office building over basement, lower ground, ground, first, second and third floors and includes a modern tower extension to the rear elevation. The property benefits from specification including suspended ceilings, carpeted flooring, and passenger lift access, perimeter trunking and LG3 compliant lighting.

Freehold.

VAT is applicable to this lot.

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Telephone: +44 (o)20 7034 4858.

Six Week Completion

Tenancy and accommodation							
Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Basement Lower Ground Ground First Second Third	Storage Office Office Office Office Office	208.73 sq m 297.02 sq m 327.93 sq m 371.61 sq m 365.66 sq m 353.53 sq m	(2,247 sq ft) (3,197 sq ft) (3,530 sq ft) (4,000 sq ft) (3,936 sq ft) (3,806 sq ft)	CANTER, LEVIN & BERG (1) (2)	15 years from 01/02/2001 on a full repairing and insuring lease (3)	£240,000	01/02/2011 (31/01/2016)
Totals		1,924.49 sq m	(20,716 sq ft)			£240,000	

(1) Canter, Levin & Berg employ over 100 members of staff across Merseyside and have been established in Liverpool city centre since 1947. The firm is one of the

leading independent general practices solicitors in the North West of England. (Source: www.canter-law.co.uk)
(2)The tenant has sublet the lower ground floor to Randstad Employment Bureau Ltd (t/a Randstad Recruitment) who are occupying this part of the property. (3)The lease is subject to a schedule of condition.

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