

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)



On behalf of
Joint LPA Receivers at
moorfields
Corporate Recovery



lot 8

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Location

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

Situation

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.

Description

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.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

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.

Viewings

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 (0)20 7034 4858.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Basement	Storage	208.73 sq m (2,247 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)
Lower Ground	Office	297.02 sq m (3,197 sq ft)				
Ground	Office	327.93 sq m (3,530 sq ft)				
First	Office	371.61 sq m (4,000 sq ft)				
Second	Office	365.66 sq m (3,936 sq ft)				
Third	Office	353.53 sq m (3,806 sq ft)				
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.

For further details please contact:
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