

# TO LET

£18,000 per annum



## 66 Dale Street, Liverpool L2 2HJ

### LOCATION

66 Dale Street forms part of the Imperial Chambers Building, a four-storey Grade II listed building constructed in the 1860s which features characteristics of Gothic architecture, an impressive façade, and Corinthian columns. The property is situated on a busy thoroughfare through Liverpool City Centre and near the Commercial District of Old Hall Street and Exchange Flags. Dale Street is well served by the surrounding bars, restaurants and leisure attractions from Castle Street and the historic Mathew Street. There is good public transport access to the property, including arterial bus routes, the Queensway Tunnel, and Moorfields Train Station, located two minutes away.

### DESCRIPTION

The prominent retail unit comprises a ground floor sales accommodation with a return frontage to Dale Street and Cumberland Street. The property includes a kitchen, storage area, and W/C facilities at lower ground level and benefits from electric roller shutters and central heating. The surrounding area is home to a vast range of leisure, hotel, retail, and office operators, including Double Tree by Hilton, The Met Quarter, and the recently opened Luxury Boutique Municipal Hotel. In addition, within the Imperial Chambers Building are a barbershop, a café/bar, a Hot Food Takeaway and residential apartments on the first floor.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor	356 sq.ft.	33.16 sq.m.
Lower Ground Ancillary	363 sq.ft.	33.73 sq.m.
Basement	286 sq.ft.	26.57 sq.m.

### TERM

The property is available via a new full repairing and insuring lease for a term of years to be agreed.

### RENT

£18,000 per annum exclusive.

### VAT

The property is not registered for VAT.

### BUSINESS RATES

The premises have been assessed as having a rateable value of £10,500 per annum from 1st April 2023.

### EPC

Certificate Number: 2614-0736-7819-6805-5867  
Energy Performance Asset Rating: D

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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Subject to Contract  
Details Prepared March 2024





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