



• Freehold five storey mixed use building

A substantial freehold five storey mixed use building constructed in 1882. The property which was once used by Liverpool's independent musicians has recently been refurbished (planning permission 16F/0737) to provide 35 residential apartments, two ground floor retail units and vacant basement accommodation arranged over two levels. The individual apartments and communal areas are largely complete subject to some snagging works. A copy of the Building Regulation Control Certificate and Planning documents are available in the legal pack. A Building Warranty has not yet been obtained. The property comprises: 1. 13 apartments sold off long leasehold. 2. 19 apartments with sales that have exchanged but have not yet completed. The purchaser would therefore be due the balance of the agreed sale figures (subject to any unilateral notices on the title). 3. Three apartments that have no sales agreed. 4. The basement and one of the vacant retail units are in a shell condition and present a potential development opportunity, subject to the necessary consents and approvals. 5. The other ground floor retail unit has been completed and sold off long leasehold to The Marshall Group Holdings Limited. The building regulations approval and planning documents are available within the legal pack together with the lift certificate, asbestos certificate and various other compliance documents



Situated The property fronts onto Dale Street between Cheapside and Hockenhall Alley within the business quarter of Liverpool city centre. Dale Street is a key street in Liverpool city centre and one of the original

seven streets of medieval Liverpool, forming a key route in the city's commercial and historic core. It is a popular and well established location within the Commercial Centre Conservation Area. There are excellent public

local and national transport connections. Within walking distance there is Lime Street Train Station for local/national connections, Moorfields Train Station for local connections and Queens Square for local

bus connections. The site is also served by major road connections which provide easy access to the M62 and the national motorway network.

Unit	Area	Current Use	Occupancy	Lease Details	Current Rent
Basement – Lower Ground Floor 1 & 2	c4,176 sq. ft. (388sq.m.)	Retail unit in shell condition	Vacant	N/A	N/A
Ground Floor Retail Unit 1 83–85 Dale St	c1,300sq.ft (121sq.m)	Retail Unit	Occupied (Looking to sublet)	Sold off long leasehold to The Marshall Group Holdings Limited for 999 years from 25 June 2018 Title MS635460	Ground Rent £350pa
Ground Floor Retail Unit 2	c1,920sq. ft (178sq.m)	Retail Unit Shell Condition	Vacant	N/A	N/A
Ground Floor 3 Retail Unit (STP)/Store	Unknown	Store. Development Opportunity STP	Vacant	N/A	N/A

Unit	Beds	Lease Details	Current Rent	Unit	Beds	Lease Details	Current Rent
Floor 1				304	2	Contracts exchanged but not yet complete	£350pa GR
101	1	No sale agreed	£350pa GR	305	1	Contracts exchanged but not yet complete	£350pa GR
102	1	No sale agreed	£350pa GR	306	1	Contracts exchanged but not yet complete	£350pa GR
103	2	Sold off long leasehold	£350pa GR	307	1	Contracts exchanged but not yet complete	£350pa GR
104	2	No sale agreed	£350pa GR	Floor 4			
105	1	Sold off long leasehold	£350pa GR	401	1	Contracts exchanged but not yet complete	£350pa GR
106	1	Contracts exchanged but not yet completed	£350pa GR	402	1	Sold off long leasehold	£350pa GR
107	1	Contracts exchanged but not yet complete	£350pa GR	403	2	Sold off long leasehold	£350pa GR
Floor 2				404	2	Contracts exchanged but not yet complete	£350pa GR
201	1	Sold off long leasehold	£350pa GR	405	1	Contracts exchanged but not yet complete	£350pa GR
202	1	Contracts exchanged but not yet complete	£350pa GR	406	1	Sold off long leasehold	£350pa GR
203	2	Sold off long leasehold	£350pa GR	407	1	Sold off long leasehold	£350pa GR
204	2	Contracts exchanged but not yet complete	£350pa GR	Floor 5			
205	1	Contracts exchanged but not yet complete	£350pa GR	501	1	Sold off long leasehold	£350pa GR
206	1	Contracts exchanged but not yet complete	£350pa GR	502	1	Contracts exchanged but not yet complete	£350pa GR
207	1	Contracts exchanged but not yet complete	£350pa GR	503	2	Contracts exchanged but not yet complete	£350pa GR
Floor 3				504	2	Sold off long leasehold	£350pa GR
301	1	Contracts exchanged but not yet complete	£350pa GR	505	1	Sold off long leasehold	£350pa GR
302	1	Contracts exchanged but not yet complete	£350pa GR	506	1	Sold off long leasehold	£350pa GR
303	2	Contracts exchanged but not yet complete	£350pa GR	507	1	Sold off long leasehold	£350pa GR

Accommodation

Basement Comprises two floors of vacant basement accommodation with redevelopment potential, STC.4176 SQ FT (33 SQ.M)

Ground Floor Two Retail Units, third retail unit/store, communal bin store

First / Fifth Floor Each floor has seven apartments. Floor Plans are available within the legal pack

Note VAT Please note that we are advised VAT is applicable to the purchase price

Tenure

The Freehold interest

(MS625727) is available subject to the tenancies outlined in the Tenancy Schedule within the legal pack. The potential ground rent generated once all units are sold equates to £12,950 p.a.