

Multi-Let Office Investment



For Sale | 151 Dale Street,
Liverpool, L2 2AH

Investment Summary

- Freehold, multi let office investment.
- City Centre location with surrounding uses including offices, restaurants, hotels, student accommodation, residential and educational facilities.
- Prominent building of architectural merit with excellent views of Liverpool's world heritage assets.
- 37,843 sq ft arranged over basement, ground and four upper floors.
- Secure rear car park for 11 cars.
- Fully DDA compliant.
- EPC rating of C (71).
- Head office of Liverpool Charity and Voluntary Services (LCVS).
- Flexible accommodation multi let to numerous charities providing diversity of income.
- 49% occupied (exc LCVS) providing immediate reversion on letting void.
- Passing rent of £198,370 per annum (exc LCVS potential income).
- Potential reversion of c£445,000 per annum.
- Efficient floor plate off central core allowing subdivision to align to market demand.
- Ability to secure vacant possession in short term.
- Suitable for alternative use, including hotel, residential, student accommodation or teaching facility, subject to planning.
- OIEO £3,000,000
- Reversion potential c13.94%
- Capital Value £79.27 psf.

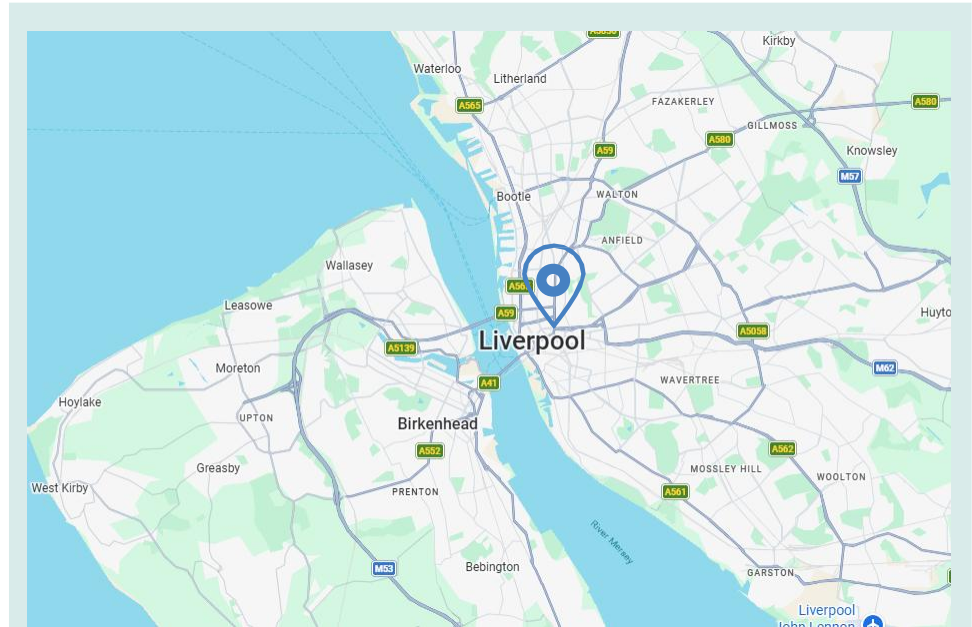


Location

151 Dale Street is located in the heart of Liverpool City Centre's "Cultural Quarter", 0.5 miles from St Paul's Square and Old Hall Street, which is traditionally the centre of Liverpool Central Business District. The property is situated in a mixed use area with other offices, educational facilities, hotels, bars and restaurants nearby, and is adjacent to a new build purpose-built student accommodation block.

The property benefits from extensive views across neighbouring heritage sites including the Liverpool World Museum, Liverpool Central Library, the Walker Art Gallery, St John's Gardens and St George's Hall.

Transport links are excellent with Liverpool Lime Street, Moorfields and Liverpool Central Railway stations and Queens Square bus station all within a 5-to-10-minute walk, serving all of Liverpool and the wider city region. Rail links from Liverpool Lime Street provide travel across England, Scotland and Wales, with a journey time to London in the region of 2 hours. Road links are also very strong, with the Mersey Queensway Tunnel entrance situated opposite the property.



Description

151 Dale Street, originally known as the Blackburn Assurance Company Building, comprises an impressive, prominent Art Deco office building in the heart of Liverpool City Centre, designed by architect William P. Horsburgh in the 1930s. Today, 151 Dale Street is the landmark home to Liverpool Charity and Voluntary Services (LCVS) and a host of local charities covering the Liverpool City Region.

Externally, the building is an attractive property with a distinguished presence on Dale Street, built with similar materials to the nearby Mersey Tunnel entrance, featuring limestone clad elevations with decorative columns and ornate finishes. Internally, the building includes a stunning full-height cylindrical atrium with stained glass windows, a glazed dome to the roof and a feature spiral staircase throughout, connecting the two principal wings configured in an 'L' shape, facing Fontenoy Street and Trueman Street.



Metropolitan Cathedral

Anglican Cathedral

St John's Beacon

Liverpool Lime Street
Railway Station

Walker Art Gallery

St Georges Hall

Liverpool
Central Library

Liverpool World Museum

151 DALE
STREET

Mersey Tunnel Entrance

Prestige
Student Living

Liverpool John Moores

Accommodation

The accommodation comprises office suites arranged over basement, ground and four upper floors, served by two no. 13-person (1,000 kg) passenger lifts.

Floor plates are configured as a mix of open-plan and cellular offices with bookable meeting rooms, conference and staff facilities, a welcome reception area, and communal WCs. The building is fully DDA compliant, and there is a secure access car park to the rear of the property.

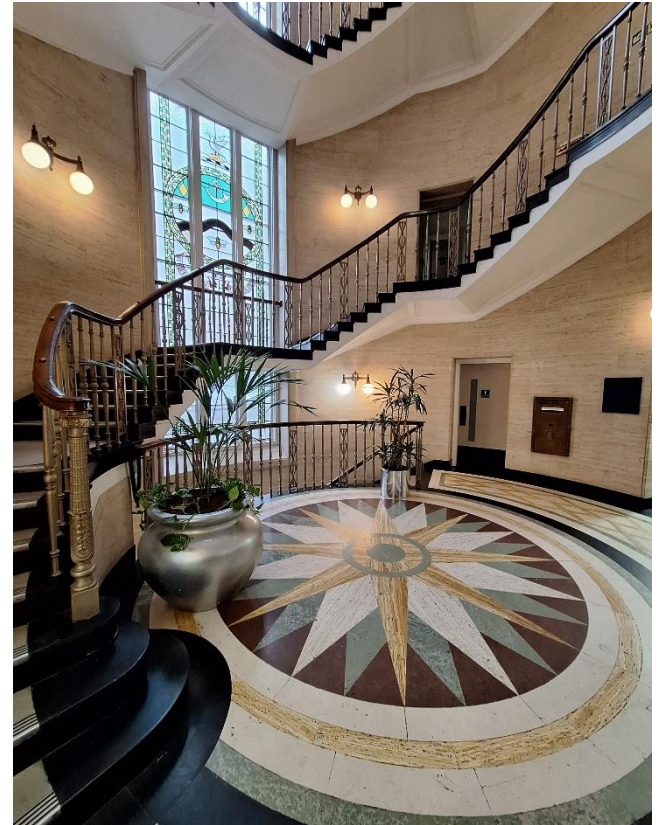
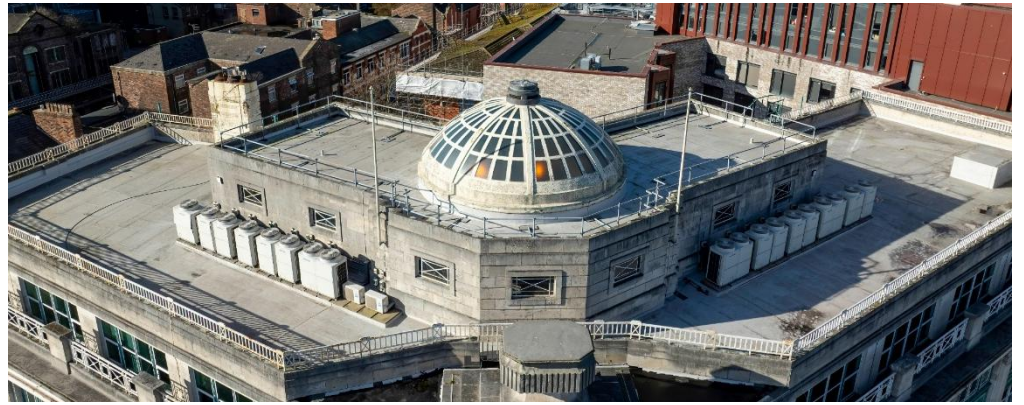
The specification of the office suites varies but generally includes painted plaster walls with integrated perimeter trunking for power and data distribution, solid concrete floors with carpet-tile finish, suspended ceilings with CAT II lighting and inset comfort-cooling air-conditioning.

Office suites contain a mixture of double and singled glazed windows, with secondary glazing installed in a number of suites.

Schedule of Accommodation		
The accommodation has been measured on a Net Internal Area basis. The approximate areas comprise:		
Floor	Sq Ft	Sq M
Lower Ground Floor	5,641	524.1
Ground Floor	6,175	573.7
First Floor	7,584	704.6
Second Floor	6,496	603.5
Third Floor	7,004	650.7
Fourth Floor	4,943	459.2
Total	37,843	3,515.8



151 Dale Street, Liverpool, L2 2AH



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Income

The building is currently 49% occupied (excluding LCVS occupation), let on a mixture of short-term leases and licences generating an income of £198,370 per annum. All leases are drawn outside the Landlord and Tenant Act 1954.

Liverpool Charity and Voluntary Services (LCVS) owner-occupy 6,969 sq ft (18.4%) across the ground and first floors and would consider taking a lease for a term to be agreed or will vacate at the point of sale.

With a WAULT to expiry on the existing leases of 1.21 years, the opportunity exists to secure vacant possession in the short term.

A detailed copy of the tenancy schedule and statutory documents are all available via a data room.

Service Charge

The total Service Charge budget for year ending 24 March 2026 is £424,200 which equates to £11.20 psf. The service charge includes management fees, utilities to common parts, soft services, hard services and insurance.

ERV

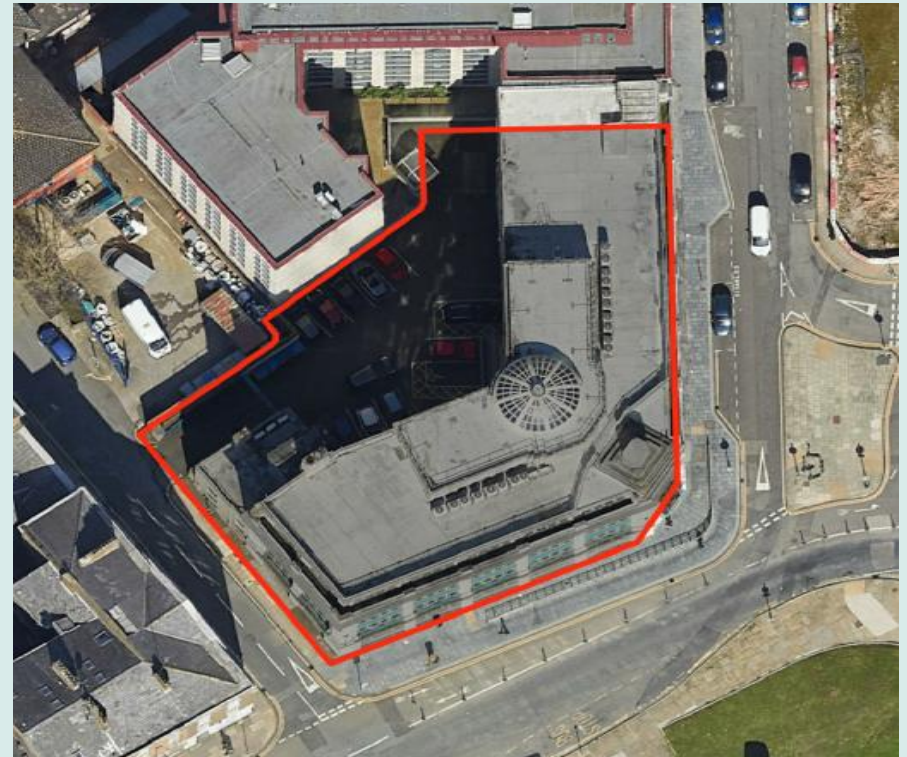
The current rents range from £9.29 per square foot to £12.47 per square foot. The Estimated Rental Value of these suites is in the order of £15.00 per square foot, resulting in a total ERV for the building of £445,000 per annum, reflecting a Reversionary Yield of 13.94%.

Tenure

Freehold under title number MS285724. The site extends to approximately 0.39 acres.

Asset Management Potential

- Refurbish and relet void space to improve rental tone.
- Complete regears to extend unexpired term.
- Rationalise service charge to improve efficiency of management of building to improve NOI.
- Consider change of use, subject to planning.
- Secure vacant possession in short term and repurpose building.



Liverpool Office Market

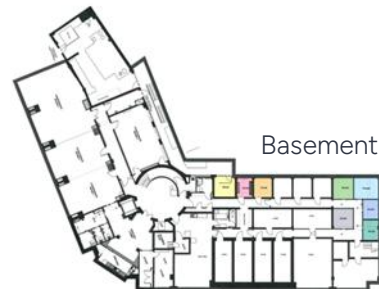


Liverpool remains a vibrant market for office occupiers seeking quality premises and dynamic environments with a sustainable talent pool of skilled workers. A busy second half of 2025 saw take up double compared to the first six months of the year, with large footprint deals completing in the CBD, demonstrating that confidence has returned to the occupational market. Completion of larger scale deals in the second half of 2025 provided a boost to Liverpool's annual take up figures, with this positive sentiment continuing into the first quarter of 2026. With prime rents holding firm and quality supply remaining comparatively constrained, the market is well-positioned to maintain momentum into 2026, particularly for modern, quality accommodation in core city centre locations.

Liverpool has a constrained supply of office space. Several large schemes are in the works but have not yet been brought forward. As such, there is a dearth of good quality office schemes with demand outweighing supply, with the most recent Grade A development brought forward over a decade ago. High quality, cost effective, existing space continues to be in demand and has resulted in a reduction in the overall vacancy rate, providing good rental growth prospects.

151 Dale Street is ideally suited to capture this market, providing an opportunity to deliver high quality, flexible space offering both large and small suite options, in an accessible location with ample parking. Office lettings at peer refurbished buildings such as The Cotton Exchange have achieved in the order of £17.50 psf, and at Exchange Court in the order of £20.50 psf. As of Q1 2026, achieved prime headline rents in Liverpool now stand at £29.50 psf, achieved at the Royal Liver Building.

Floor Plans



Flexible Floor Plates

151 Dale Street is arranged in an 'L' shape around the central atrium with flexible floor plates allowing for subdivision from the central core or from a central corridor arrangement in each wing.

Both the Trueman Street and Fontenoy Street wings are largely arranged in suites dissected by central corridors, offering a ready-made layout for office, residential or hotel schemes.

The floor plates are capable of being arranged to provide options to accommodate a variety of requirements, from small suites of c150 sq ft up to full floors up to 7,000 sq ft.

The ground floor has a separate access on Trueman Street. This adjoining suite is currently demised but could offer an attractive entrance for ground floor commercial or retail use. The reception could also be remodelled for amenity without losing lettable floor area.

The basement has natural light at the rear of the building. The car park could be regraded to provide level access providing the potential to utilise the basement for car parking.

Alternative Use Potential

The building is not listed despite many architectural features of merit and has clear potential for a variety of alternative uses, subject to securing necessary planning.

The regular floor plates, arranged off a central atrium, the central position of internal columns and the distance between these and the exterior of the building, combined with a good clear floor to ceiling height, provide a flexible configuration capable of accommodating a variety of potential alternative uses.

The building benefits from large under-utilised roof areas which could be used as a roof terrace with unrivalled views of some of Liverpool's most important heritage assets, namely Liverpool World Museum and St George's Hall.

The basement is currently used for storage, canteen and meeting rooms but could be repurposed for parking by regrading the rear yard.

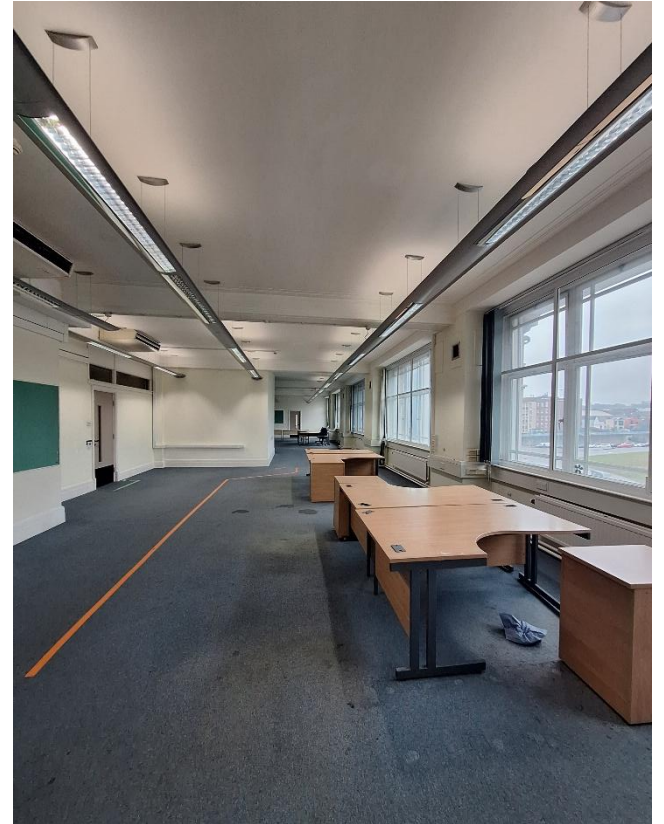


Planning Summary

151 Dale Street is located within the Castle Street Conservation Area, an area protected by an Article 4 Direction due to the neighbouring Listed Buildings which contribute to Liverpool's rich architecture. The Article 4 Direction means any external alterations will require full planning permission to ensure they respect the surrounding historic environment. The property falls within the proposed St George's Gateway draft regeneration masterplan, with the proposed plan aiming to enhance connectivity of Liverpool's "Cultural Quarter" to the wider City Centre and adjoining communities.

The property is currently Use Class E (Commercial, Business and Service). While internal changes within Class E typically do not require planning permission, conditions attached to previous approved planning applications mean that all floors, except the top two floors, will require permission for any change of use. The top two floors therefore offer the most immediate flexibility, with the potential to adapt freely within Class E or to explore residential conversion under Class MA Permitted Development Rights.

Any planning application for residential conversion for 10 or more dwellings, requires at least 20% of dwellings to be affordable. Liverpool City Council identifies the location as a 'Mixed-Use' area within their Local Plan, encouraging a blend of employment, residential, community, leisure, among other uses. Where considered appropriate, the Local Planning Authority are supportive of proposals that complement the area's cultural character in St George's Quarter. In planning terms, 151 Dale Street represents an opportunity for a flexible re-use, in a prime and sustainable city-centre location.

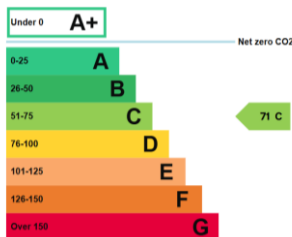


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Further information

EPC

The building has an EPC assessment of C (71).



VAT

We understand that the Property is not elected for VAT and therefore VAT will not be payable on the purchase price.

Data Room

Access can be provided to a data room containing more detailed tenancy, service charge and building information.

Drone Imagery

Further drone imagery can be accessed via the QR code.



AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended 2019), the Purchaser will be required to comply with Fisher Germans Anti-Money Laundering policy. Further details on request.

Proposal

We are instructed to seek offers in excess of **£3,000,000** for the freehold interest. A purchase at this level reflects a capital value of **£79.27 psf**.

Contact us

Viewings by appointment only, to arrange a viewing, please contact:

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