



- **Grade II listed building with planning permission to provide five self contained units.**

Description A substantial Grade II listed five storey Georgian mid-town house property which is being offered with the benefit of full planning permission to convert the existing building to provide four self-contained residential units. The planning also includes the demolition of the rear garage to be replaced with a detached building which will provide a fifth unit. The property benefits from original features and has been renovated in the past and benefits from central heating. Planning reference under Liverpool City Council: 18L/1520. Architects drawings are available for inspection at the Auctioneers Offices.

Situated Fronting Hope Street at its junction with Upper Duke Street occupying a much sought after position in the Heart of Liverpool's University Quarter. The Everyman Theatre, Anglican Cathedral, Philharmonic Hall, Liverpool One and restaurants are within walking distance.

Lower Ground Floor Hall, two Rooms, Kitchen, WC, Shower.

Ground Floor Vestibule, Main Entrance Hallway, two Large Rooms, Office, WC.

First Floor Three Rooms, Kitchen, WC, Shower Room/WC.

Second Floor One Room with Ensuite Shower/WC, Open Plan Lounge/ Kitchen, two Rooms, Bathroom/WC. Stairs to provide one further room.

Third Floor Two Rooms, Shower/WC.

Outside Rear Courtyard/Garden/Warehouse with access via Hope Way.

Note We are advised the property is held by way of a Leasehold interest for a term of 99 years from 14th July 1983 and the current rent passing is £29,000.00 per annum. Interested parties should make their own



Not to scale. For identification purposes only

enquiries to Liverpool City Council regarding the lease or purchase of the Freehold.

