



• **Grade II listed building with planning permission to provide four self-contained units**

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.

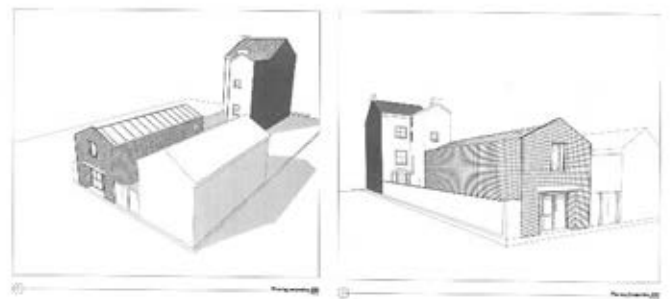
**Ground Floor** Vestibule, Main Entrance Hallway, two Large Rooms, Office, WC.

**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** The property is held under a Lease from Liverpool City Council for 99 years calculated from the 1st March 1982 subject to the payment of a market rent currently at £29,000 pa subject to review.