

LOT  
**65**

**30 Hope Street, Liverpool L1 9BX**  
VACANT COMMERCIAL

Guide price **£275,000+**



The property extends to basement, ground and first floors and, in addition, has attic storage space. It is of traditional brick construction with a pitched slated roof and attractive gable and parapet upstand to Hope Street. To the rear of the property is a gated tarmacadam car parking compound with access from Maryland Street, with five car parking spaces exclusive to the owner. The property was formerly used for religious meeting room purposes. The basement comprises secure storage space, whilst the ground and first floors provide a range of meeting rooms, together with ancillary kitchen, lounge and bathroom facilities. The property is suitable for conversion to commercial, residential or leisure use, subject to planning. It is located in a Conservation Area and is Grade II Listed. Further information may be obtained from Liverpool City Council Planning Department on 0151 233 3000.



Not to scale. For identification purposes only

**Situated**

The property is situated on the westerly side of Hope Street, close to its junction with Leece Street in Liverpool city centre. The immediate area is a popular location, being situated in close proximity to the Universities, the Philharmonic Hall and a range of attractive leisure amenities. The area also comprises a mixture of similar accommodation, which has been converted to either office, residential or leisure use.

**Basement**

83m<sup>2</sup> (893sq ft)

**Ground Floor**

94m<sup>2</sup> (1,012sq ft)

**First Floor**

115m<sup>2</sup> (1,238sq ft)

**Attic Space**

37m<sup>2</sup> (398sq ft)

**Total**

**329m<sup>2</sup> (3,541sq ft)**

**Joint Agent**

**Matthews & Goodman**  
Property Advisers

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