



A freehold investment opportunity currently producing in excess of £52,000 per annum. The property comprises a substantial Victorian three storey middle terrace plus basement property which has been converted to provide 10 letting rooms and is currently fully let to 10 students until August 2015. There is potential to provide 2/3 further letting rooms in the basement (making the annual rental in excess of £62,000), subject to any necessary consents. There are communal kitchens and bathrooms on each floor. The property is fully HMO compliant and is in good order throughout benefitting from central heating, fire alarms, fire doors and a secure intercom system.

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

Basement Hall, Open Plan Communal Kitchen/Lounge, WC, one Letting Room with en-suite shower/WC, Utility Space, one further Letting Room, Kitchen.

Ground Floor Main Entrance Hallway, Communal Kitchen/Breakfast Room, Bathroom/WC, three Letting Rooms.

First Floor Half Landing to Shower Room/WC, Kitchen, three Letting Rooms

Second Floor Half Landing to Shower Room/WC, Communal Kitchen/Breakfast Bar, three Letting Rooms.

Outside Two rear courtyards. Access to Arrad Street.

Joint Agents
Matthews & Goodman



Not to scale. For identification purposes only