



- **Grade II listed City Centre building**
- **Planning for twelve bedroom scheme**

Description Georgian Grade II listed city centre office redevelopment opportunity with full planning consent for twelve bedroom scheme - would suit professional or student lets or existing office use.

Situated The property occupies a prominent site to the corner of Maryland Street and Rodney Street and lies adjacent to the main library and buildings of John Moores University. The surrounding location offers bars, restaurants, offices and apartments. Maryland Street/Rodney Street is conveniently located for access to the main retail area, rail stations, cathedrals, the waterfront and the Liverpool One shopping centre.

Basement The property is arranged over five floors including basement and attic. Sq m (Sq ft) Front Room 28.93 (311.41) Rear Room 33.31 (358.55) Inner Hall 9.18 (98.81)

Ground Floor Reception Hall 1.056 (11.36) Front Room 28.88 (310.87) Side Room 38.32 (412.48) Rear Hall 6.20 (66.73) WC and Wash Basin 4.48 (48.22) Kitchenette

First Floor Front Room 29.04 (312.59) Side Room 35.07 (377.50) Side Room 14.30 (153.92)

Second Floor Side Room 28.37 (305.38) Side Room 12.20 (131.32) Front Room 28.99 (312.05) Bathroom/WC

Third Floor Side Room 10.72 (115.39) Restricted height Side Room 25.20 (271.25) Into eaves

Outside Two car parking spaces

Town Planning Planning Application Number - PL/INV/1349/15 Full planning permission for change of use from offices (B1 use) to a 12 bedroom house in multiple occupation (Sui Generis use). Date valid: 27/04/2015 Local Planning Authority: Liverpool City Council - Tel: 0151 225 5530

