



Not to scale. For identification purposes only

- **Detached property suitable for conversion or investment purposes.**

**Description** A rare opportunity to acquire a detached property which has until recently been used as offices as part of its neighbouring office building which has now been sectioned off. The property benefits from a courtyard garden. The property would be suitable for a number of uses, to include conversion to provide a single dwelling or multiple occupied Student accommodation, subject to any necessary consents.

**Situated** In a highly desirable location between Hope Street and Oxford Street in the University District within walking distance to Liverpool City Centre, LJMU and Liverpool Campuses.

**Ground Floor** Kitchen, Main Office, 2 Offices, Wetroom/WC

**Mezzanine Floor**

**Outside** Private Courtyard.  
Shared Access Passageway