



- **A Grade II listed former hotel. Suitable for conversion subject to necessary planning consents.**

Description A substantial Freehold Grade II Listed period property formerly known as the Belvedere Hotel. The property is arranged over three floors together with a basement and would be suitable for conversion to provide self-contained flats or a 8 bed HMO Investment opportunity, subject to any relevant planning consents. The property benefits from parking to the rear. The property requires a full upgrade and scheme of refurbishment works. If converted to provide an eight-bed HMO the potential rental income would be approximately £41,600 per annum. The property will only sell to cash buyers.

Situated Fronting Mount Pleasant in the best placed student area with views of the famous Catholic Cathedral and within walking distance to the University of Liverpool and LJMU's student unions. Access to the main shopping district of Liverpool One is accessible on foot within a few minutes.

Ground Floor Main Entrance Hallway, Through Living Room/Dining Room, Kitchen.

First Floor Three Rooms.

Second Floor Three Rooms.

Outside Yard to the rear/Parking.



Not to scale. For identification purposes only