



• **Grade II listed building with planning permission to provide four self-contained units**

A substantial Grade II Listed five storey Georgian mid-town house property which is being offered with the benefit of full planning permission to convert the existing building to provide four self-contained residential units. The planning also includes the demolition of the rear garage to be replaced with a detached building which will provide a fifth unit. The property benefits from original features and has been renovated in the past and benefits from central heating. Planning reference under Liverpool City Council: 18L/1520. Architects drawings are available for inspection at the Auctioneers Offices.

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

Lower Ground Floor Hall, two Rooms, Kitchen, WC, Shower.

Ground Floor Vestibule, Main Entrance Hallway, two Large Rooms, Office, WC.

First Floor Three Rooms, Kitchen, WC, Shower Room/WC.

Second Floor One Room with Ensuite Shower/WC, Open Plan Lounge/Kitchen, two Rooms, Bathroom/WC. Stairs to provide one further room.

Third Floor 2 Rooms, Shower/WC.

Outside Rear Courtyard/ Garden/Warehouse with access via Hope Way.



Note The property is held under a Lease from Liverpool City Council for 99 years calculated from the 1st March 1982 subject to the payment of a market rent currently at £29,000 pa subject to review.

