



- **Vacant three storey middle terrace Georgian property**

Description A prestigious long leasehold (116 years approximately left to run) three storey plus basement middle terrace Georgian property which provides recently refurbished office accommodation and was most recently in use as a beauticians and health clinic. The property benefits from central heating, alarms and rear parking for two/three cars. The property would be suitable for residential conversion subject to the necessary consents. Total Net Internal Area (approx) – 3,595 sq ft.

Situated Fronting Rodney Street close to the junction with Hardman Street forming the beginning of the Georgian Quarter, within a very popular and well established office/residential/medical consultancy district of Liverpool. The property lies within close proximity to Liverpool's Anglican and Metropolitan Cathedrals, the Philharmonic Hall and University of Liverpool and Liverpool John Moore's University Buildings.

Basement

Storage 600sq ft (55.7m²)

Ground Floor

Front Room 209sq ft (19.4m²)
 Middle Room 194sq ft (18.0m²)
 Rear Room 240sq ft (22.3m²)
 Store 150sq ft (14.0m²)

First Floor

Front Room 418sq ft (38.8m²)
 Middle Room 258sq ft (24.0m²)
 Rear Room 283sq ft (26.3m²)

Second Floor

Front Room 386sq ft (35.9m²)
 Middle Room 258sq ft (24.0m²)
 Rear Room 235sq ft (26.3m²)

Loft

1 Room 364sq ft (33.8m²)

Outside The property benefits from rear parking accessed via Maryland Street for two/three cars.