



• **Freehold Grade II listed building with planning for six self contained apartments**

Description A freehold three storey Grade II Listed city centre property, which benefits from planning permission to convert the first, second and third floors into six self contained apartments (planning reference 15F/0373 and 15L/0376). Planning permission is currently being applied for to convert the ground floor commercial unit into a three bedroom apartment (planning reference 15F/2214 and 15L/2215).

Situated At the corner of Dale Street adjacent to the Premier Inn, close to the commercial business district, universities, and main retail shopping area within the city centre.

Ground Floor
Warehouse 131m²

Proposed Accommodation Three bedroom apartment (subject to planning permission).

First Floor

Warehouse

Proposed Accommodation Two × 2 bedroom apartments with en suite.

Second Floor

Warehouse

Proposed Accommodation Two × 2 bedroom apartments with en suite.

Third Floor

Warehouse

Proposed Accommodation Two × 2 bedroom apartments with en suite.

Note The basement bar is in the process of being sold on a long leasehold interest at a peppercorn rent. For further details please see the legal pack.

