

FOR SALE

49 Hope Street,
Liverpool, L1 9DZ

- Freehold Investment / Development Opportunity
- Commercial Unit and 5 Self Contained Apartments
- In the Heart of the Georgian Quarter
- Scope to Regear

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Location

The property occupies a prominent corner position at the junction of Hope Street and Canning Street in the heart of Liverpool's Georgian Quarter, just 0.6 miles from Liverpool ONE and the city's retail core. Hope Street, a renowned cultural hub, the area is surrounded by high-end residential conversions, boutique hotels, theatres, concert venues, and eateries.

Neighbouring occupiers include the Liverpool Philharmonic Hall, Everyman Theatre, and Liverpool Institute for Performing Arts (LIPA), ensuring strong footfall and a vibrant mix of residential, commercial, and leisure activity. The property has good transport links, with Liverpool Central and Lime Street stations within 0.7 miles, alongside frequent bus services via Hardman Street and Upper Duke Street. The property is also within easy walking distance of Liverpool's principal universities, hospitals, and offices.

The Property

The property comprises a freehold three-storey Grade II Listed Georgian townhouse with ground floor and basement comprising a small retail unit, currently let to a local convenience operator, while the remainder of the property has been converted into five self-contained residential flats (three one-bedroom apartments and two studios), each with independent side access. Externally, the building consists of ornate features with wrought iron railings, a lightwell, and planted areas, while to the rear there is a

garden area. Internally, whilst the building is in need of refurbishment, it has been adapted to its current use with split services for each individual flat including heating via gas central heating and secondary glazing

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas:

Commercial Unit

Ground Floor NIA: 25.76 sq.m (276 sq.ft)
Basement NIA: 34.4 sq.m (370 sq.ft)

One bed flats

IPMS 2: 59.3 sq.m (638 sq.ft)

Studio flats

IPMS 2: 45.6 sq.m (490 sq.ft)

Tenure

The premises are held Freehold.

Tenancy Information

We understand that the ground floor commercial occupier is in possession on a 5 year lease commencing November 2021 at a current passing rent of £5,013 per annum. Tenancy documentation available upon request.

EPC

The property has an Energy Performance Rating of D78. Further details available upon request.

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Rates

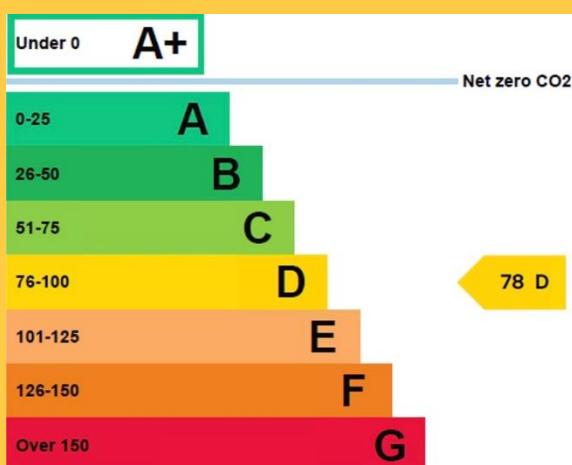
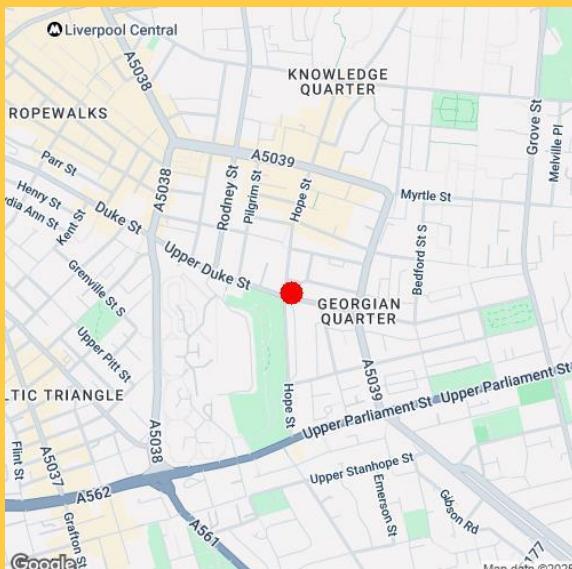
Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Guide Price

£450,000.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)



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