



FOR SALE

27 Hope Street,
Liverpool, L1 9BQ

- Residential 10 Bed HMO Investment
- Highly Desirable Location with the Georgian Quarter
- Producing a Gross Income of £71,000 reflecting a Gross Yield of c9%

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Location

The property occupies a highly sought-after position on Hope Street, within the heart of Liverpool's Georgian Quarter, one of the city's most desirable districts. Hope Street forms a key link between Liverpool's two cathedrals and is well known for its grand Georgian townhouses, many of which have been sympathetically converted for residential, educational, and commercial use. The surrounding area offers an excellent range of restaurants, bars, cultural venues, and independent retailers, including the Everyman Theatre, Philharmonic Hall, and Liverpool Institute for Performing Arts (LIPA). The location is particularly popular with students and young professionals, benefitting from close proximity to Liverpool's main university campuses, the Knowledge Quarter, and city centre amenities.

The Property

The property comprises an attractive four-storey Georgian mid-terrace building of solid brick construction beneath a slate roof, set behind cast-iron railings on the highly sought-after Hope Street within Liverpool's Georgian Quarter. The building retains much of its original character, including sash windows, arched doorway with fanlight, and stone detailing to window openings. Internally, the property is arranged and maintained as a 10-bedroom HMO in accordance with current regulations. The ground, first and second floors each provide three bedrooms, a communal kitchen, and shared bathroom, while the lower ground floor offers one bedroom, a communal kitchen/lounge, additional kitchen provision, and an ancillary room albeit not in use.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) each bedroom providing Net Internal Area of between 10 sq.m (108 sq.ft) 24 sq.m (258 sq.ft)

Tenancy Information

We understand that all rooms occupied and are let by way of 12 month Assured Shorthold Tenancy agreement producing a collective all inclusive rent of £71,000 per annum (approx. £145.00 per room, per week)

Further information available upon request.

Tenure

We understand the property is held Freehold.

EPC

The property has an Energy Performance Rating of D65. A full copy of the EPC is available upon request.

Council Tax

Interested parties should make their own enquiry of Liverpool City Council on 0151 233 3008 or www.liverpool.gov.uk/council-tax

Price

£795,000 reflecting a Gross Yield of c9%.

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)

