

28 and Rear of 30 Hope Street Liverpool, Merseyside L1 9DE

lot 28

Freehold Former Health Centre
with Development Potential
(Subject to Consents)

- D1 Use Class former NHS Health Centre
- Change of use and Residential Development Potential (subject to consents)
- Prominent corner position within the city's cultural heart, the Hope Street Quarter
- Nearby occupiers include The Royal Liverpool Philharmonic Hall, LIPA (Liverpool's Institute of Performing Arts), the University of Liverpool and the Liverpool Masonic Hall

To be offered
with Majority
Vacant
Possession



On Behalf of NHS
Property Services



Location

Miles: 33 miles west of Manchester
212 miles north-west of London
Roads: A5047, M62, M56
Rail: Liverpool Lime Street Station
Air: Liverpool John Lennon Airport (7.6 miles)

Situation

The property is situated in a prominent corner location at the junction of Maryland Street and Hope Street within Liverpool's Hope Street Quarter which is known as the city's cultural quarter with a mix of residential, commercial, leisure, arts and education properties. Nearby are the University of Liverpool, the Royal Liverpool Philharmonic Hall and Liverpool's Institute of Performing Arts.

Description

The property comprises an attractive period building which was formerly an NHS health centre which provided ground and first floor offices, consultation rooms and ancillary facilities as well as basement storage. It also benefits from five car parking spaces within an enclosed courtyard to the rear.

A second building has been constructed to the rear of the site which is let on a 99 year lease from 1969 at a peppercorn ground rent.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Planning

The property has D1 Use Classification – non residential institutions, but it may have the potential for conversion to alternate use or for residential redevelopment – all subject to necessary consents. For planning enquiries please contact Liverpool City Council. www.liverpool.gov.uk
Tel: +44 (0)151 233 3021.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	
Basement	Storage	Not measured	Not measured
Ground	Health Centre	94.7 sq m	(1,020 sq ft)
First	Health Centre	101.3 sq m	(1,090 sq ft)
Totals		196.0 sq m	(2,110 sq ft)

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