

For Sale | Charming Freehold Georgian Mid-Terrace Building

CBRE

# 27 Hope Street

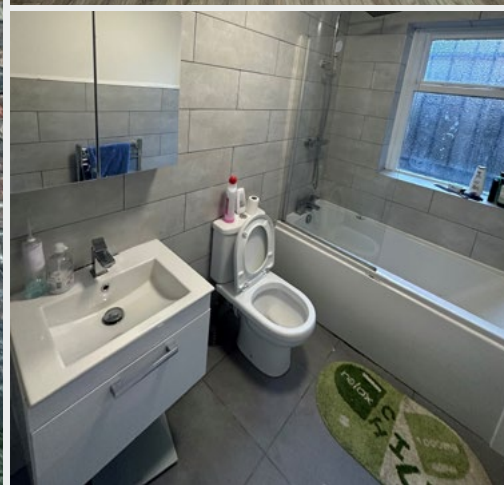


27 HOPE STREET  
LIVERPOOL  
L1 9BY

10 BEDROOM HMO / WITH POTENTIAL FOR A RANGE OF ALTERNATIVE USES (Subject to Planning)







# Description

27 Hope Street is a charming Georgian mid-terrace building, which has been converted into a 10-bedroom HMO. Spanning over four levels, including basement, ground, first and second floors, this property offers ample living space and modern facilities.

The basement features a spacious lounge, well-equipped kitchen, an additional kitchenette, and bedroom one which benefits from an ensuite. Each of the upper floors provides three double bedrooms, a communal kitchen and a bathroom, ensuring comfort and convenience for all residents. At the rear of the property, you'll find a generous patio courtyard.

The property also demonstrates potential for a broad range of alternative uses including short term lets, holiday lets, F&B and offices (subject to change of use).



**10** DOUBLE  
BEDROOMS



**4** BATHROOMS,  
INCLUDING  
1 ENSUITE



**4** FLOORS



GENEROUS PATIO  
COURTYARD





Liverpool  
Metropolitan  
Cathedral

Liverpool  
Science Park

Everyman  
Theatre

Liverpool  
Arts Bar

The Pen  
Factory

For Sale  
27 Hope Street

Frederiks

The Philharmonic  
Dining Rooms

The Flute

92 Degrees Coffee

Royal Liverpool  
Philharmonic

The London  
Carriage Works

HOPE STREET

The Spine



University of Liverpool

# Liverpool

Located in the heart of Liverpool's Knowledge Quarter, Hope Street is conveniently located near Liverpool's most prestigious educational institutions including: The University of Liverpool, Liverpool John Moore's University, Liverpool School of Tropical Medicine, City of Liverpool College and Liverpool Institute for Performing Arts.

Ranked in the top 1% of universities in the world and known as one of the original six 'red brick' universities, University of Liverpool was one of the first institutions in the world to establish departments in civic design, biochemistry and architecture. It also has 9 Nobel Prize winners among its alumni and boasts the largest medical school in the UK.

Hope Street is a testament to Liverpool's rich history. The street is lined with well preserved Georgian and Victorian buildings, with the grandeur of Liverpool Cathedral and Liverpool Metropolitan Cathedral located at either end. The architectural beauty of Hope Street adds to the Georgian Quarters charm and character. Liverpool's Georgian Quarter was named in the Sunday Times' list of best places to live in 2018.

Renowned for its cultural institutions, with the Liverpool Philharmonic Hall standing as a beacon of musical excellence. This historic venue, home to the Royal Liverpool Philharmonic Orchestra, hosts an array of performances from classical concerts to contemporary music events. In addition to the Everyman Theatre, a beloved institution that has been a cornerstone of Liverpool's theatrical scene for decades.

THE 4 LEADING  
UNIVERSITIES PRODUCE  
**C.18,000**  
GRADUATES PER YEAR



Liverpool Metropolitan Cathedral



Liverpool Cathedral



RANKED IN THE  
**TOP 1%**  
OF UNIVERSITIES IN THE WORLD



# Situation

Right on the doorstep of 27 Hope Street is an abundance of amenity, with an eclectic mix of restaurants, cafés and bars including The London Carriage Works, Moose Coffee, The Philharmonic Dining Rooms, The Arts School and The Pen Factory.



## Bus

The street is well served by several bus routes from the adjacent bus stop which provides easy access across the city.



## Train

Liverpool Lime Street Station is within a 13-minute walk, which connects to all major UK towns and cities, including London Euston which can be reached in 2 hours 20 minutes.



## Landmarks & Amenity

- 1 St Luke's Bomed Out Church
- 2 Everyman Theatre
- 3 Royal Liverpool Philharmonic
- 4 FACT Liverpool
- 5 Victoria Gallery & Museum
- 6 Sports and Fitness Centre
- 7 St Johns Shopping Centre
- 8 John Lewis & Partners



## Restaurants, Cafés & Bars

- 1 The London Carriage Works
- 2 Moose Coffee
- 3 The Philharmonic Dining Rooms
- 4 The Arts School
- 5 The Pen Factory
- 6 Duke Street Market
- 7 Bamboo Brunch & Cocktails
- 8 Cuthbert's Bakery

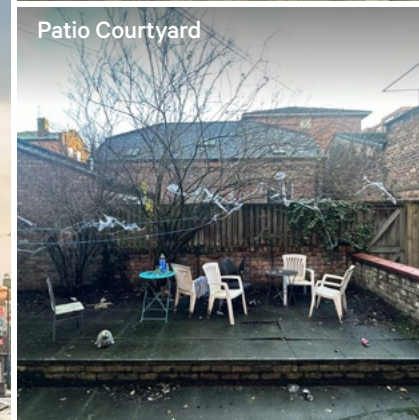


# 10 BEDROOM HMO ACROSS 4 STOREYS

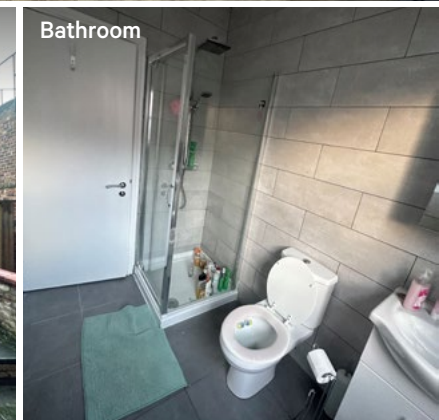
Kitchen/Lounge



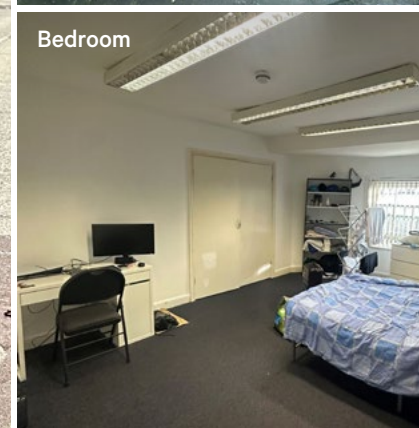
Patio Courtyard



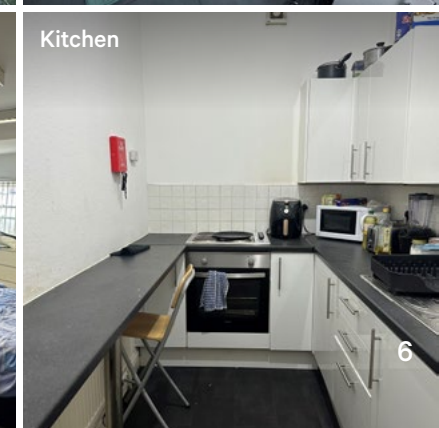
Bathroom



Bedroom



Kitchen

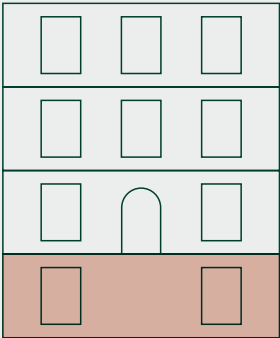
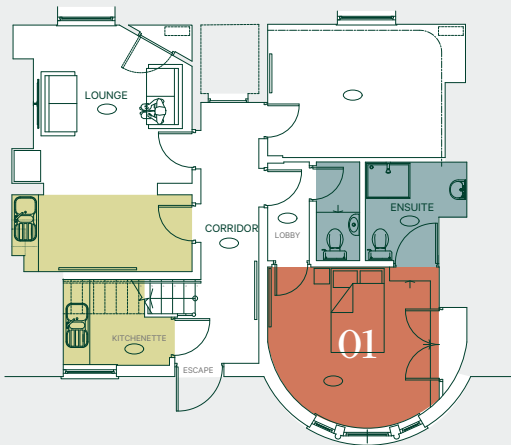




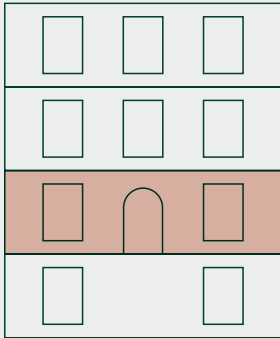
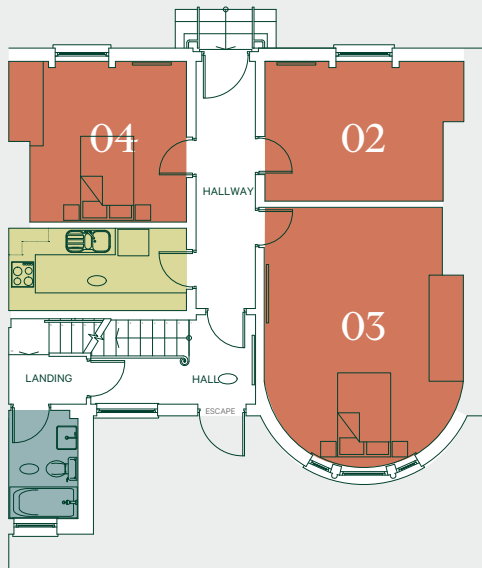
# Floorplans

BEDROOMS     KITCHENS     BATHROOMS

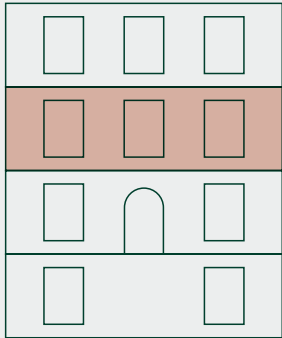
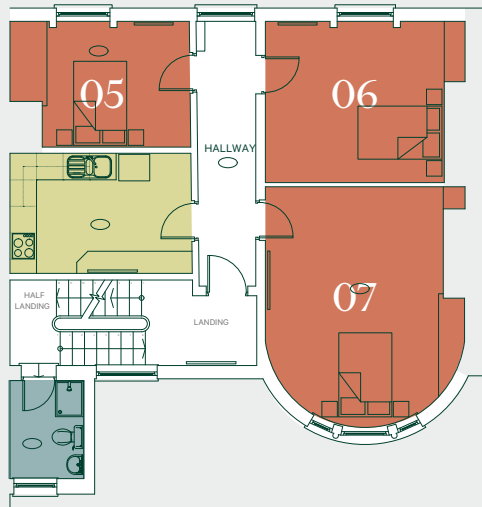
Existing Basement  
Floor Plan



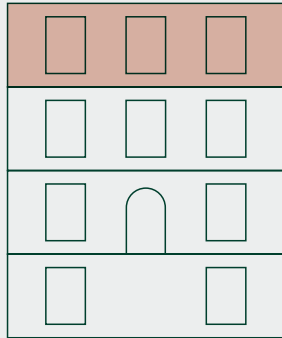
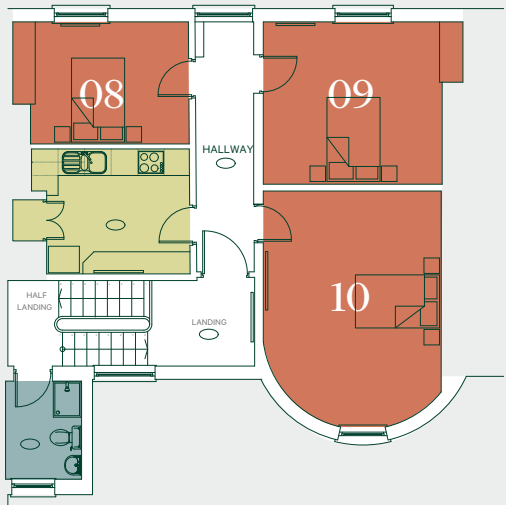
Existing Ground  
Floor Plan



Existing First  
Floor Plan



Existing Second  
Floor Plan





## Price

**£925,000 (Nine Hundred and Twenty-Five Thousand Pounds), subject to contract.**

The property is not elected for VAT and therefore VAT is not chargeable.

## Income & Tenancy

10 Assured Shorthold Tenancy Agreements (AST) expiring on 30th June 2025. Combined rental of £68,736 which reflects a Net Initial Yield of 7.05%, after allowing for purchaser costs of 5.36%.

Based on comparable evidence at 2B Maryland Street, rents are achieving £155 per week. We anticipate the rents at 27 Hope Street to increase upon lease expiry which would provide a Reversionary Yield of 8.04%, after allowing for purchaser costs of 5.36%.

## Viewings

Viewing of the site is available by roadside inspection at any time. On site access can be arranged by prior notice through the sole agents at CBRE.

## Disposal Process

The opportunity is to be sold on a Freehold basis. CBRE are required to obtain evidence of the identity and proof of address of potential buyers as part of mandatory anti-money laundering checks.

## Get in touch

For further information regarding the site opportunity please contact the sole agents at CBRE.

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**CBRE**

Disclaimer: CBRE Limited, January 2025

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