102 Halsbury Road

LIVERPOOL
L6 6DQ

StudentHive

THE OVERVIEW

StudentHive are pleased to present this freehold End-Terrace 5 Bedroom HMO located on Halsbury Road, Kensington, a prominent student hotspot.

Currently fully let to students for the 25/26 Academic Year (ending in June 2026), this presents a fantastic turn-key investment that produces a competitive yield. Given its good condition and track record, its one not to miss out on!

KEY DETAILS

- Location: Kensington, Liverpool
- Asking Price: £250,000
- Gross Annual Rent: £31,250 (50 Week Contract)
- Bedrooms: 5
- Bathrooms: 2
- Gross Yield 12.5%
- Fully let for 25/26 Academic Year
- Turn-Key Investment

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THE INVESTMENT PROPERTY

This student HMO property comprises of 5 Bedrooms and 2 Bathrooms and is set over 3 floors having had the loft converted as part of the conversion.

The property is currently let to 5 students for the 25/26 Academic year having been let to students continuously for the past 7+ years. Come October 2025, the property will be re-advertised for students for the following year by the current managing agent.

The property currently brings in a gross annual rent of £31,250 which is based on a 50 week contract (which equates to c. £125 per person per week) which includes bills.

Kensington is an area heavily populated with students, being located only a 25 minute walk from the university campus & only a short bus ride into the city centre. With its proven track record and 12.5% gross yield, it makes a compelling investment.

STRONG CASH-FLOW DEAL

Based on the current gross rent the property should cash flow, before mortgage costs, **£1,536.23.**

If using a mortgage at an estimated interest rate of 5.75% per month, the property will cash flow in the region of **£637.79 per month,** an incredibly attractive return that generates just under a 10% ROI a figure rarely reached for student HMO's.*

*these figures are based on estimates for utilities and maintenance bills. In this example I have allowed for 7.5% of rent to cover repairs/maintenance & 12%+VAT for management.

ESTIMATED BILL COSTS

PRODUCT	MONTHLY COST
Gas	**£150**
Electricity	**£150**
Water	**£45**
Broadband	**£40**
TV License	**£15**
Council Tax	✗
Total Cost	**£400**

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	**£250,000**
Monthly Rent	**£2,479.16**
Estimated Monthly Operating Cost*	**£942.94**
Monthly Net Profit	**£1,536.22**
Gross Yield	**12%**
Net Yield	**7.37%**

***We have allowed for 7.5% of rent to cover repairs/maintenance. I have included Management costs of c. 12%+VAT.**

UTILITY CONTRACT

There is currently an arrangement in place for a utility package between the owner and managing agent that the new buyer would be wed to until july 2026. The arrangement is such that the owner pays £38 Per person per week (£791.66 per month) for the managing agent to oversee and manage: Gas, electric, water, broadband, tv license, insurance & fortnightly cleans. If the tenants were to go over this allowance, they would be responsible for covering the additional cost.

It is worth noting, if the buyer was to organise and arrange the above themselves, the total should ROUGHLY come to £490.00 per month.

Lounge and Study Area

White Goods included

Bathroom Suites

Communal Kitchen Area

Fully Furnished

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ASKING PRICE £250,000

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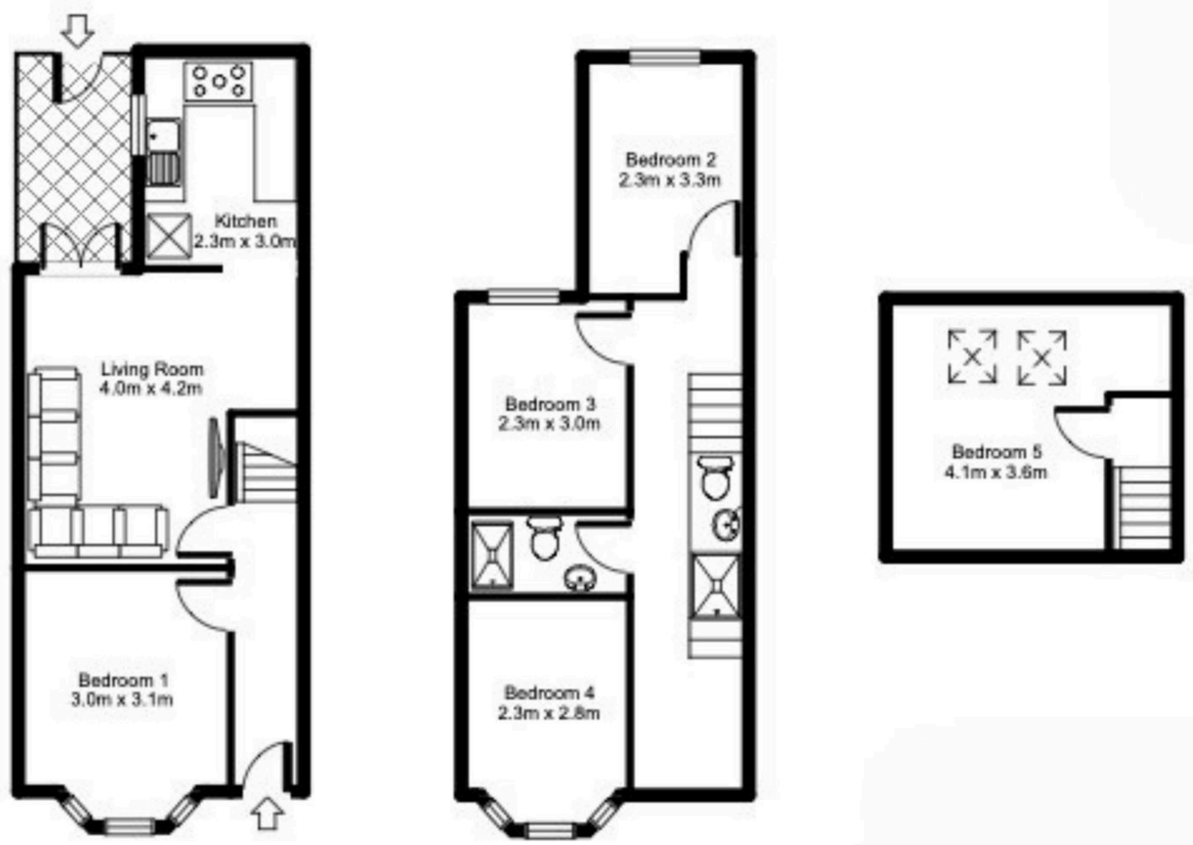
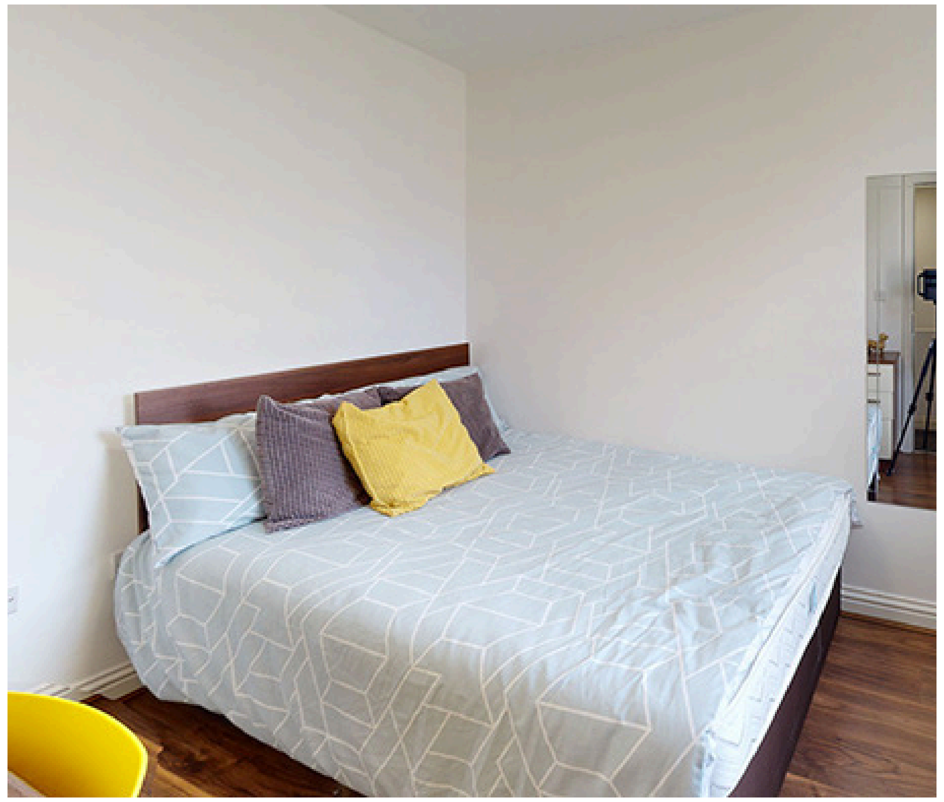
THE INVESTMENT PROPERTY

APPROX GROSS INTERNAL FLOOR AREA 88sqm



102 HALSBURY ROAD, LIVERPOOL

THE PROPERTY



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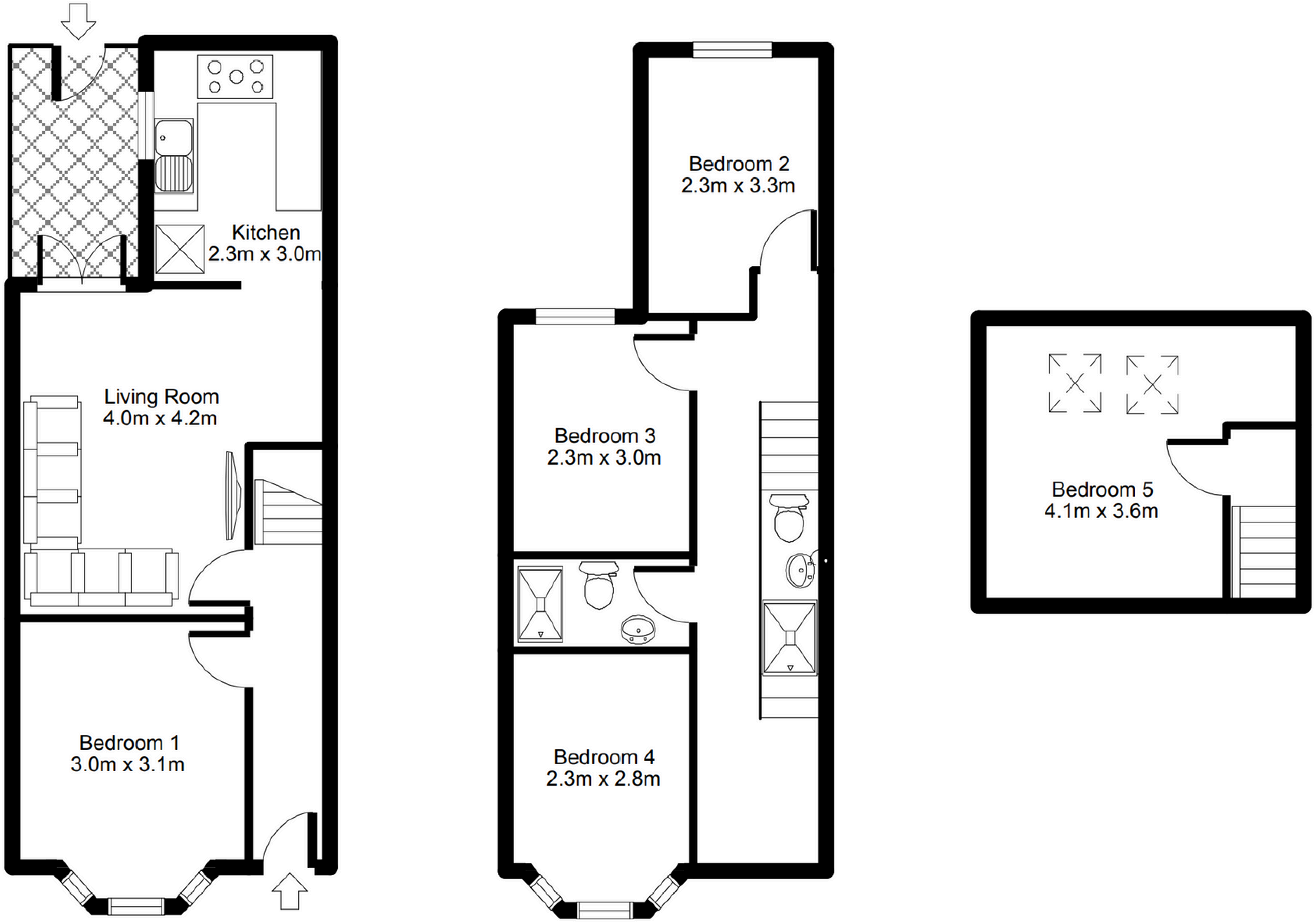
THE PROPERTY


THE FLOORPLAN



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KENSINGTON

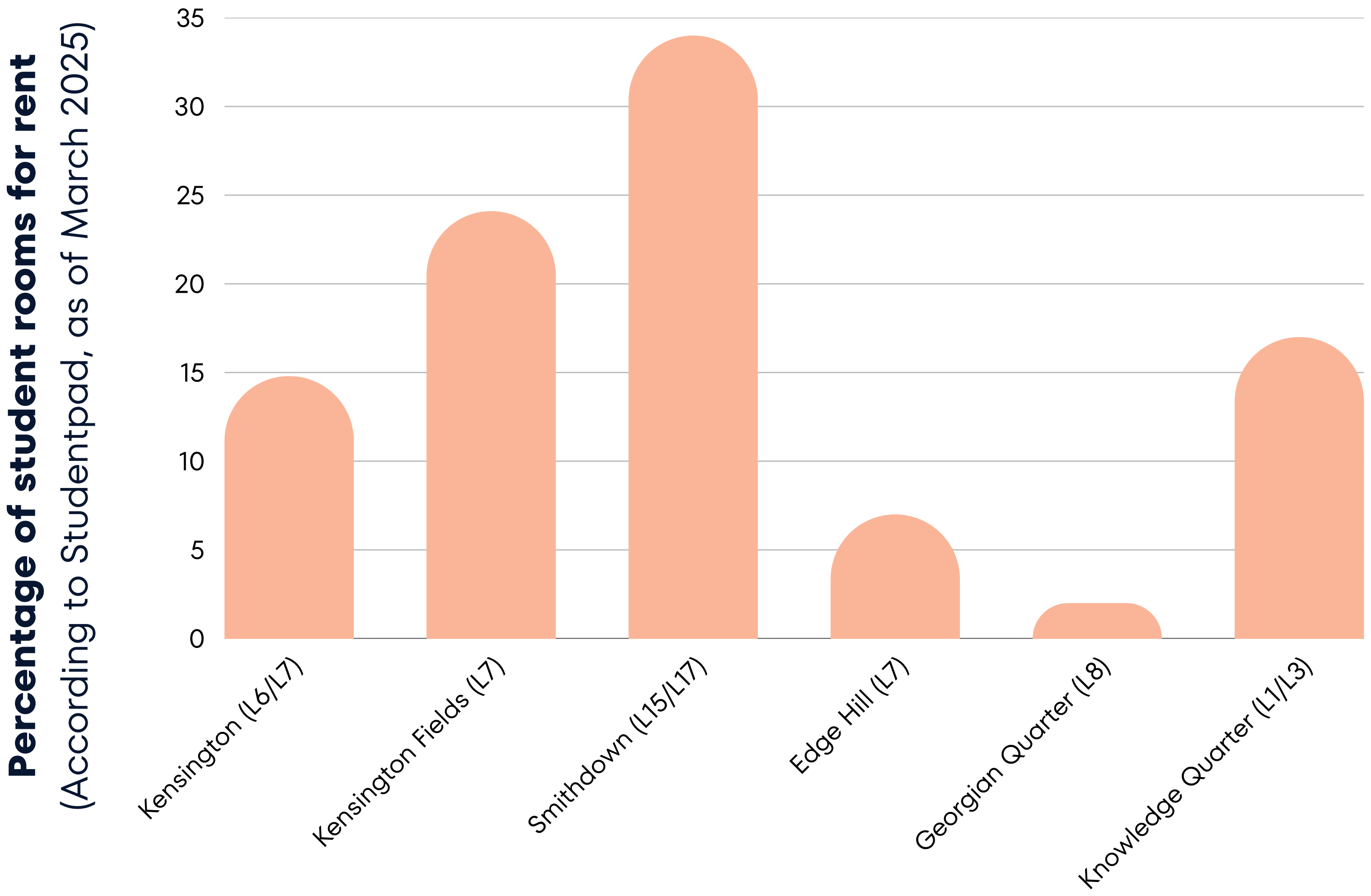
Kensington is one of the two main student areas in Liverpool and is highly sought after, especially for those wanting to be as close to the campuses and hospitals as possible. Its combination of affordability, proximity to key universities, and excellent transport links makes it a prime location for students.

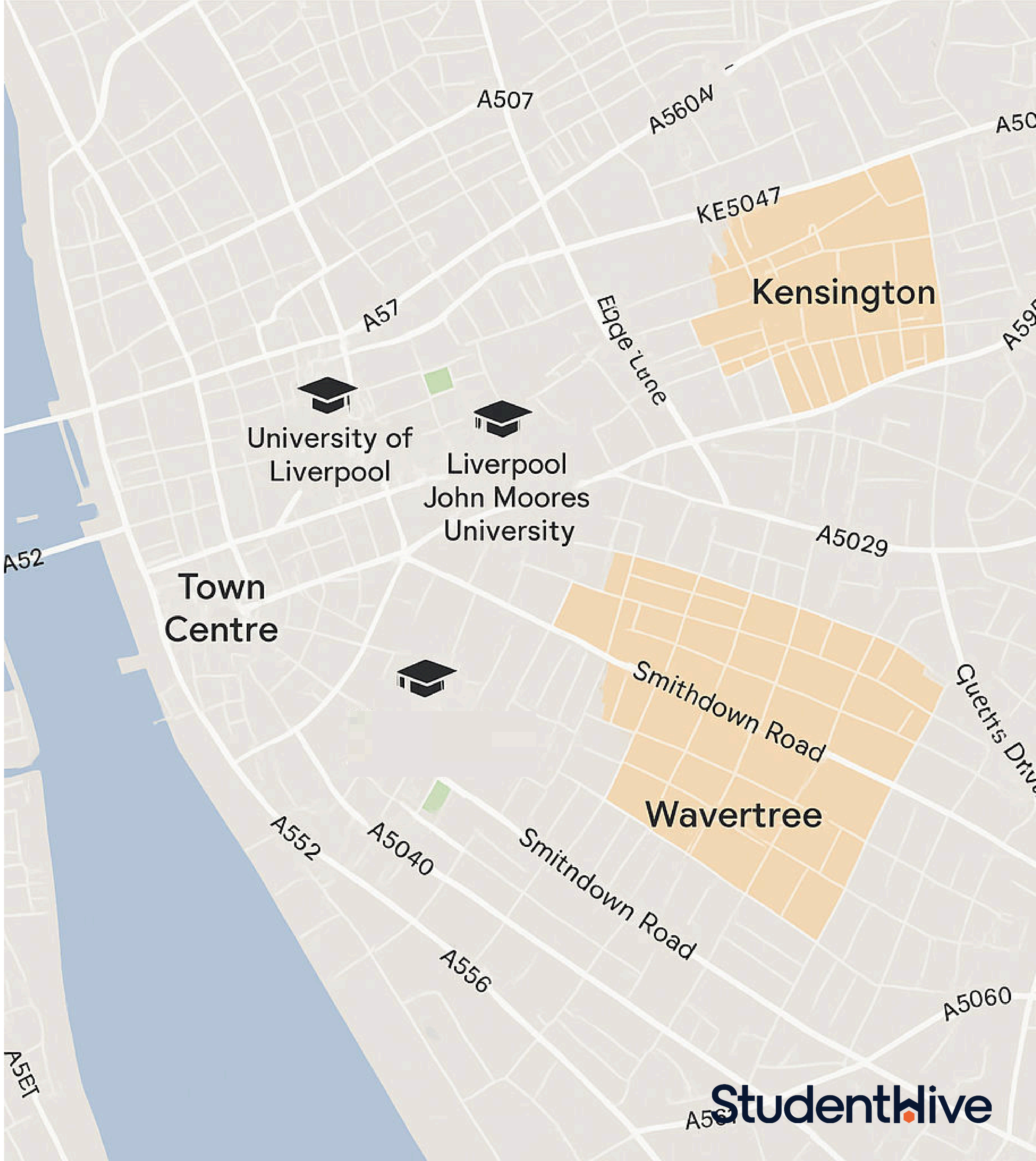
Reasons Kensington is Popular with Students:

1. *Proximity to Universities:*
   - Kensington is just a 15-minute walk or a short bus ride away from the University of Liverpool.

   The area is also well-connected to LJMU which is only a 20-minute walk

2. *Proximity to Town Centre*
   - Kensington is just a 15-minute walk or a short bus ride away from the University of Liverpool.



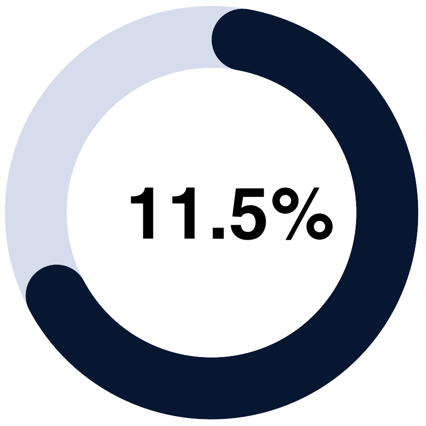


LIVERPOOL STUDENT MARKET HIGHLIGHTS

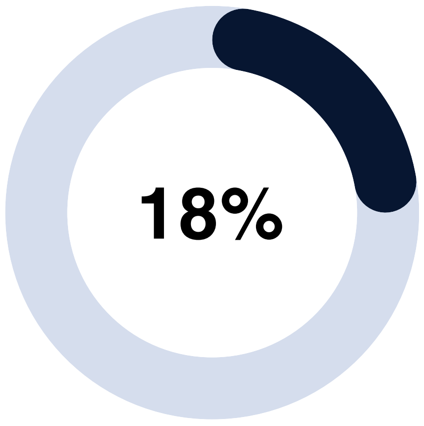
Liverpool is a prominent student city in the UK, home to four universities and a vibrant student population of around 70,000. Among these institutions, one is part of the prestigious Russell Group:

University of Liverpool
Liverpool John Moores University (LJMU)
Liverpool Hope University
Liverpool Institute of Performing Arts (LIPA)

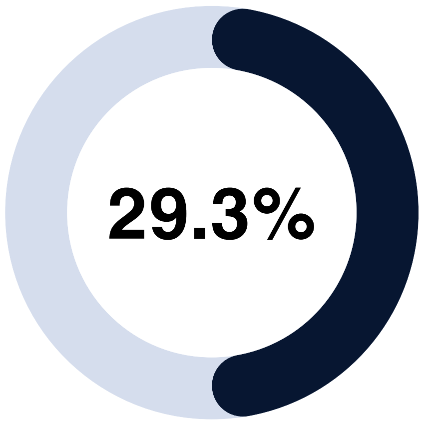
Liverpool stands out with its below-average property prices, making it one of the highest-yielding university cities in the UK. With universities frequently over-subscribed and demand for student accommodation consistently outpacing supply, it presents a compelling opportunity for investment. Notably, the city ranks among the top 12 in the UK for the most challenging places to secure student accommodation, underscoring the urgency for investment in this sector.



The average gross yield for student property in Liverpool is around 11.5%.



The Liverpool student market has seen an 18% increase in demand year on year.



Demand outstrips supply by 29.3%. There are 30,814 beds available but 39,860 students needing housing (as of 2025)

How to Get in Touch

LET'S TALK ABOUT YOUR INVESTMENT!

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