11 Earle Road

LIVERPOOL
L7 6HA

StudentHive

THE OVERVIEW

StudentHive are pleased to present this freehold mid-terrace 5 Bedroom Student HMO located on Earle Road in Wavertree, Liverpool.

Located conveniently close to some of the university campus' this fully licensed student property presents a fantastic turn-key opportunity, with it currently being let for the 25/26 academic year at £28,635 & advertised for £31,250 for the 26/27 academic year.

KEY DETAILS

- Location: Wavertree, Liverpool
- Asking Price: £265,000
- Current Rental Income: £28,635 p.a.
- Bedrooms: 5
- Bathrooms: 3
- Current Gross Yield: 10.8%
- Potential Gross Rent: £31,250
- Turn-key Investment

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THE INVESTMENT PROPERTY

This mid-terrace HMO is set over 3 floors and comprises of 5 Bedrooms & 3 Bathrooms, along with a rear yard and a living room that leads into a separate kitchen.

The property is fully let to students for the 25/26 Academic year for £28,635 creating a 10.8% gross yield based on the asking price. However, there is immediate room for growth on the rent due to the fact the owner kept the same students in the property as 24/25 (and kept the rent the same too)

As a result, the property is being advertised for the 26/27 academic year at £31,250 which would provide an even more competitive 11.8% yield.

There is a HMO licence in place for 5 people & a certificate of lawfulness will be applied for whilst the property is progressing through legals. The property is in reasonably good condition - if the buyer was to carry out some light refurbishment works a further increase on the rents would be possible.

LOCATION

Perfectly positioned in Wavertree, one of Liverpool's most popular student areas, 11 Earle Road offers excellent access to all major universities:

- University of Liverpool – approx. 1.2 miles (5-minute drive / 20-minute walk)
- Liverpool John Moores University – approx. 1.5 miles
- Liverpool Hope University (Creative Campus) – approx. 1.4 miles

The property is close to Smithdown Road, known for its vibrant mix of cafés, bars, shops, and supermarkets, while Liverpool city centre is less than 10 minutes away by bus or car.

ESTIMATED BILL COSTS

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

KEY FIGURES

- **FREEHOLD MID-TERRACE HMO**
- **HMO LICENSE FOR 5 PEOPLE IN PLACE**
- **5 BEDROOMS 3 BATHROOM**
- **PRIME STUDENT LOCATION**
- **GOOD CONDITION**
- **TURN-KEY OPPORTUNITY**
- **FULLY LET FOR 2025/2026 ACADEMIC YEAR**

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	**£265,000**
Current Monthly Rent	**£2,386.25**
Estimated Monthly Operating Cost*	**£913.03**
Monthly Net Profit	**£1,473.22**
Gross Yield	**10.8%**
Net Yield	**6.7%**

***I have allowed for 7.5% of rent to cover repairs/maintenance. I have included Management costs of 12%. This is included in "Estimated Monthly Operating Cost"**

Separate Living Space

Washing Machine

Bathroom Suites

Communal Kitchen Area

Fully Furnished

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ASKING PRICE £265,000

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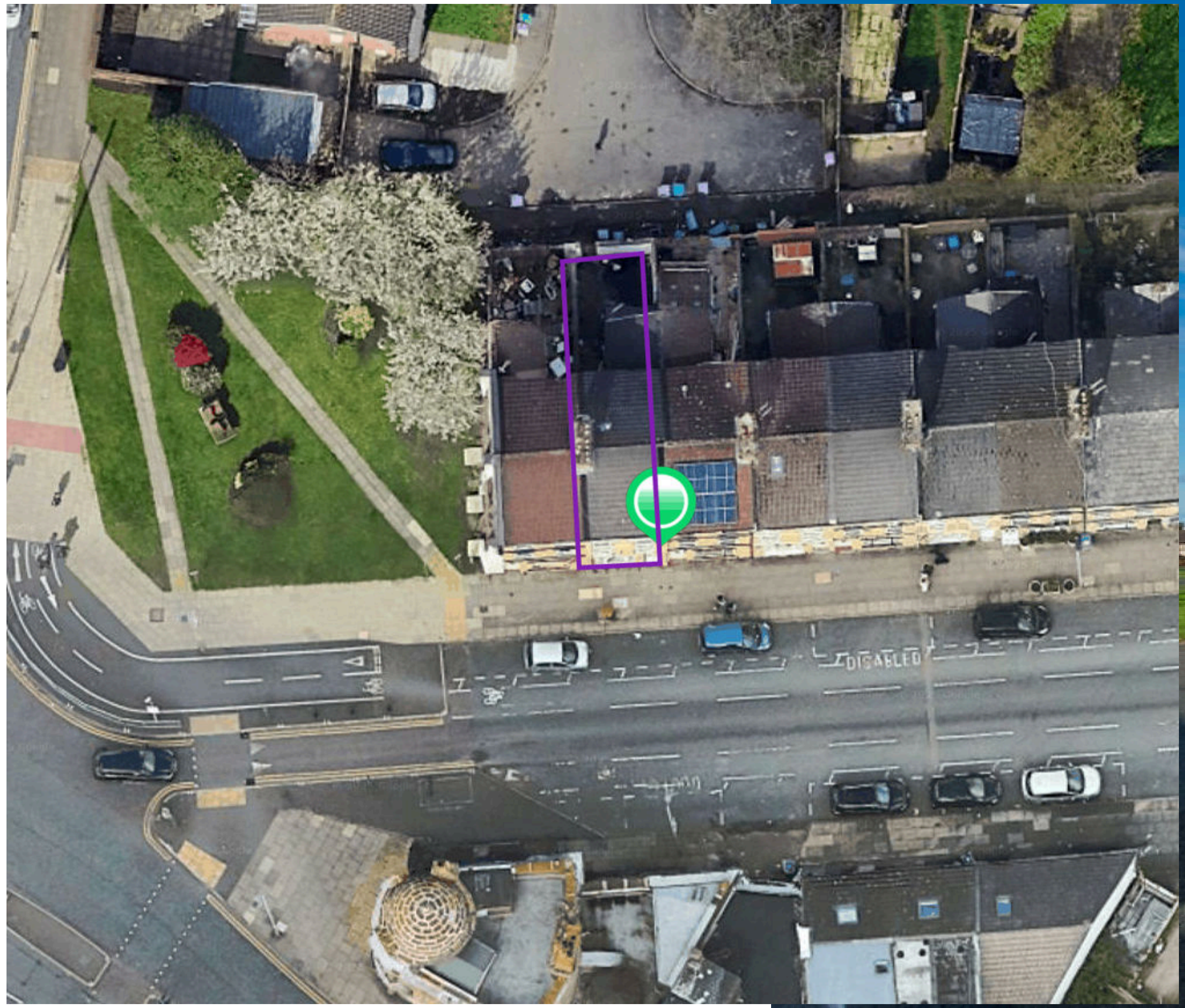
THE INVESTMENT PROPERTY

FRONT OF BUILDING

AERIAL VIEW



11 EARLE ROAD, LIVERPOOL

THE PROPERTY

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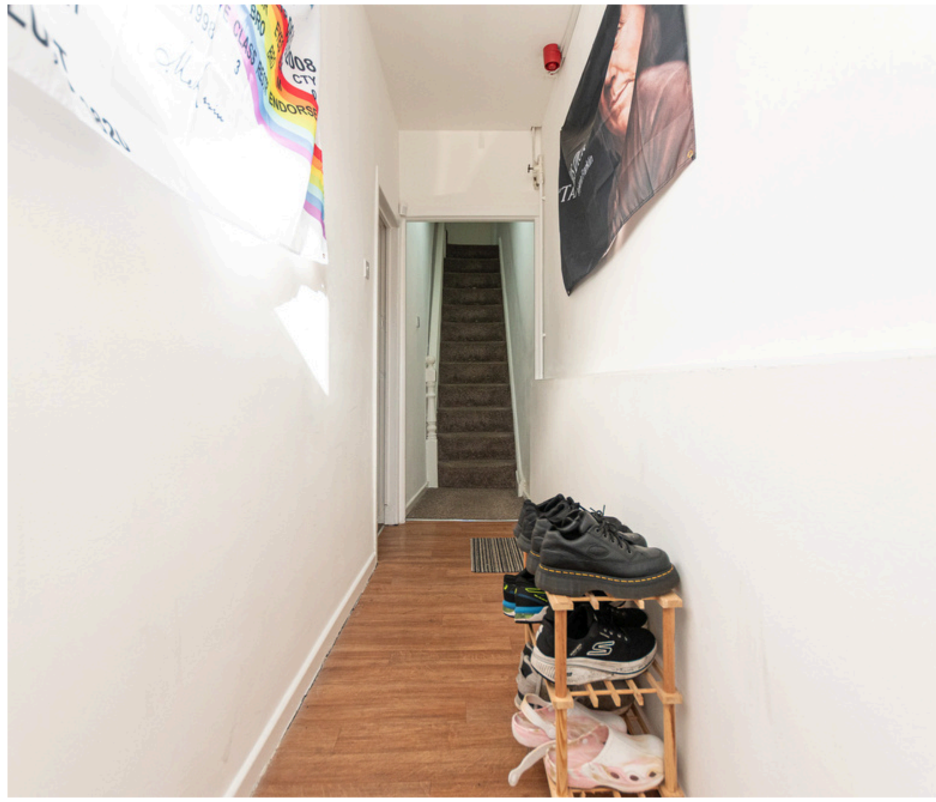
THE PROPERTY



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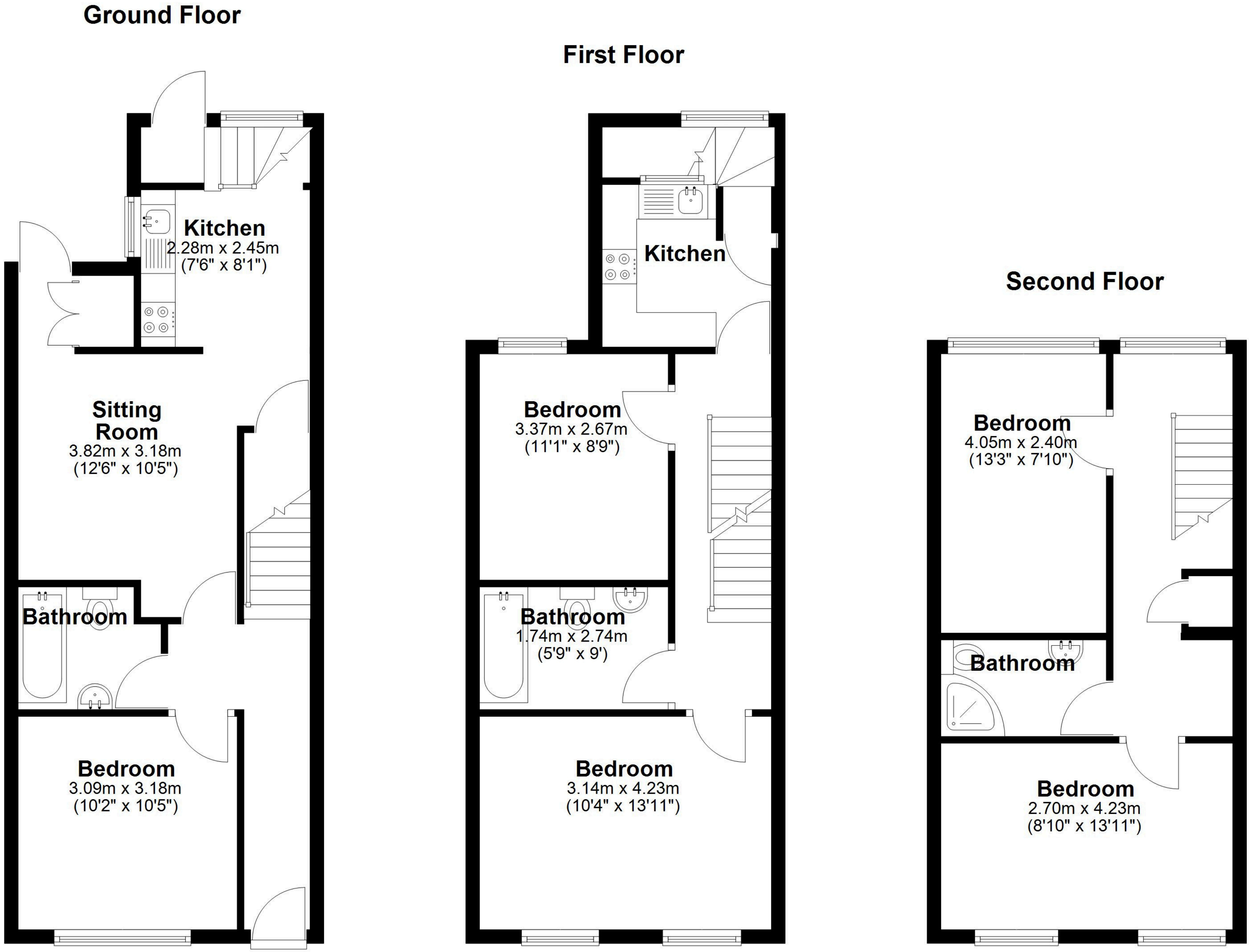
FLOORPLAN



Total area: approx. 124.3 sq. metres (1337.7 sq. feet)

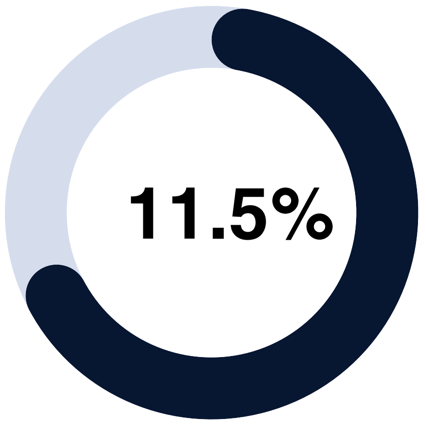
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement
Plan produced using PlanUp.

LIVERPOOL STUDENT MARKET HIGHLIGHTS

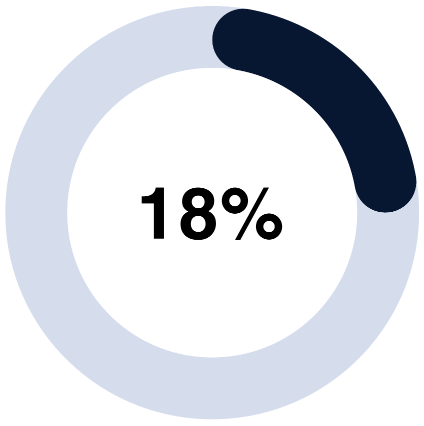
Liverpool is a prominent student city in the UK, home to four universities and a vibrant student population of around 70,000. Among these institutions, one is part of the prestigious Russell Group:

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

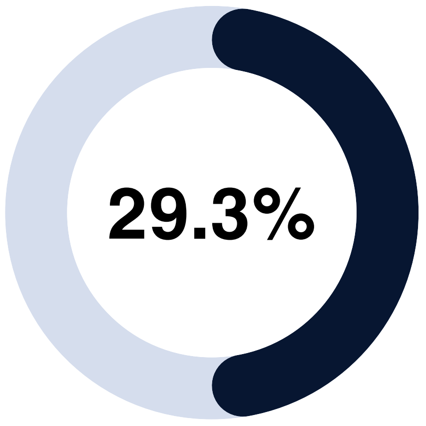
Liverpool stands out with its below-average property prices, making it one of the highest-yielding university cities in the UK. With universities frequently over-subscribed and demand for student accommodation consistently outpacing supply, it presents a compelling opportunity for investment. Notably, 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.



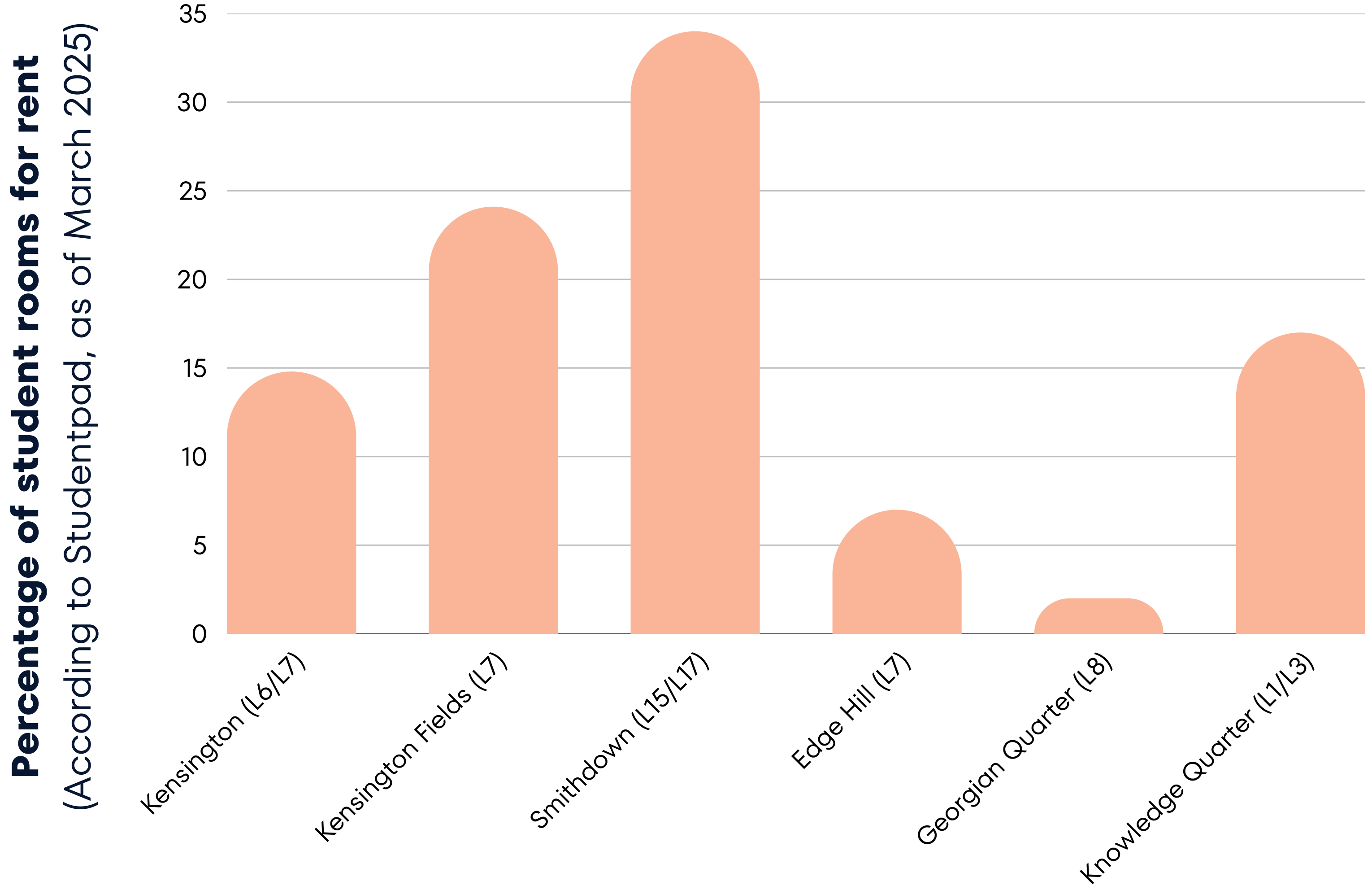
Demand outstrips supply by 29.3%. There are 30,814 beds available but 39,860 students needing housing (as of 2025)

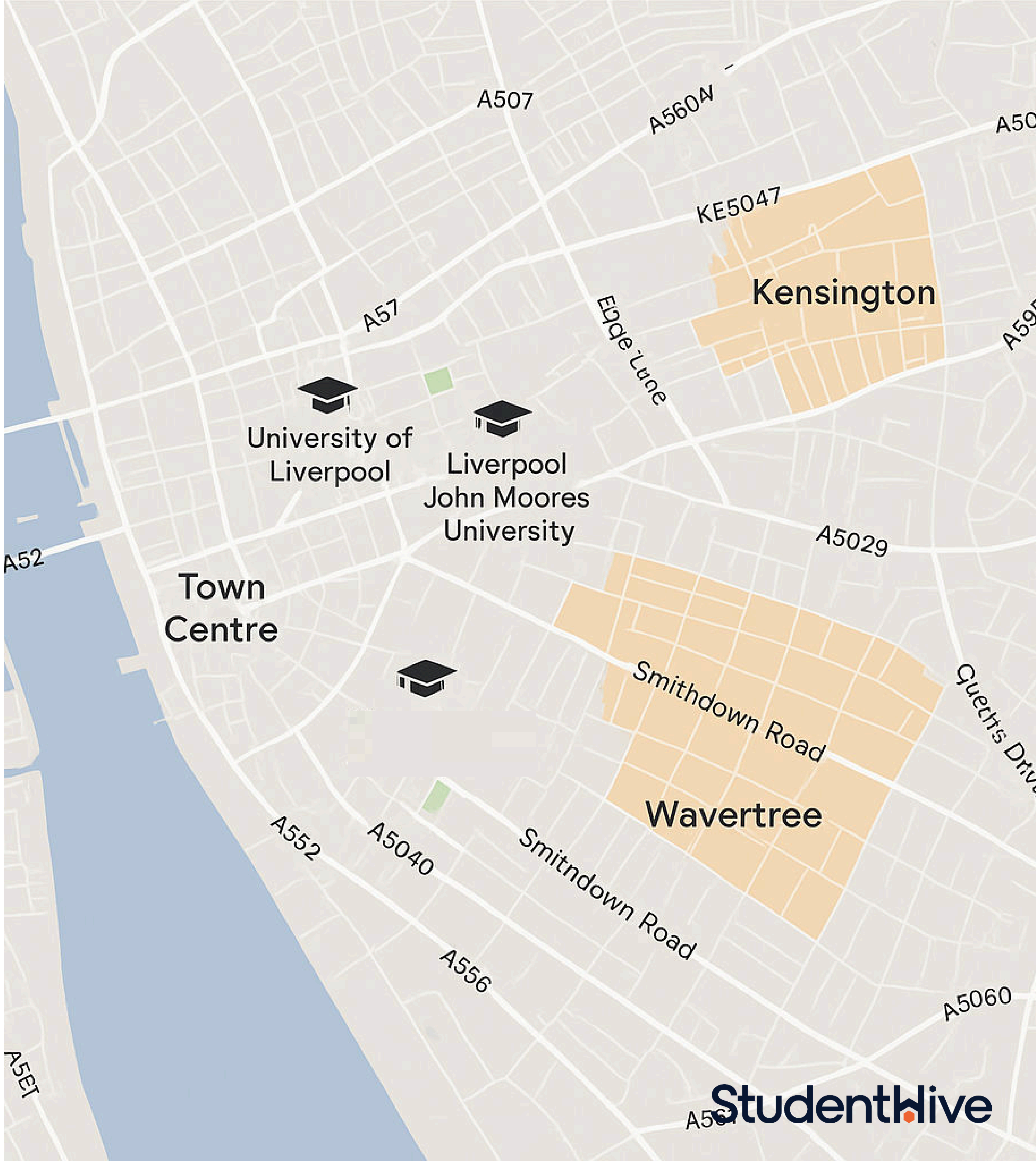
WAVERTREE

Wavertree, particularly around the Smithdown Road area, is one of the most popular neighbourhoods for students in Liverpool. Known for its cafes, bars and new restaurants, the area has seen huge investment & boasts some of the highest rents in the city due to its demand.

Reasons Wavertree is Popular with Students:

1. *Proximity to Universities:*
    - Wavertree is just a short 15-20 minute bus ride or a 25-minute walk from the University of Liverpool.
    - The area is also well-connected to LJMU with easy access to transport
2. Amenities on hand
    - Smithdown Road has bars, restuarants & cafes that are a huge hit with students





How to Get in Touch

LET'S TALK ABOUT YOUR INVESTMENT!

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