



**14 Dial Street**  
LIVERPOOL L7 8SE

**StudentHive**



## THE OVERVIEW

StudentHive are pleased to present this freehold Mid-Terraced 6 Bedroom 2 Bathroom HMO located in the ever-popular student district of Kensington in Liverpool L7.

The property is currently partly-let to professionals, giving prospective buyers the option to request the property be fully-let to professionals, or try and get it rented to students for the 26/27 Academic year. Located in Kensington, it's both ideal for students & professionals due to its proximity to the universities and city centre.

### KEY DETAILS

Location: Dial Street, Kensington, Liverpool

Asking Price: £275,000

Potential Rental Income: £33,300+ p.a.

Bedrooms: 6

Bathrooms: 2 & 1 WC

Current Rental Income: £16,200

Suitable for either professionals or Students

Certificate of Lawfulness & HMO License in place

# THE INVESTMENT PROPERTY

StudentHive are pleased to present this 6 Bedroom 2 Bathroom HMO located in Kensington, Liverpool. The property was taken back to brick and converted c. 6 years ago and has been let out to both students and professionals historically.

The property spans 3 floors with a WC, Kitchen, Living room and bedroom to the Ground floor, x3 bedrooms and a shower room to the first floor & 2 bedrooms and a shower room on the second floor and a yard to the rear.

The property recently had a sale going through in which the buyer requested some of the rooms were to be kept empty. The sale then fell through, leaving the vendor with 3 empty rooms. The seller can offer flexibility in that they would be open to A) renting out the rest of the rooms to professionals B) keeping the rooms empty if a buyer wished to market for students next year. This will depend on the buyers position / speed they could offer.

## PROFESSIONAL VS STUDENT

Due to its location, the property would suit two strategies (as it has done in the past): Student or Professional.

As its currently let to professionals, the slightly easier option would be to keep it as is and let the rest of the rooms, which would generate c. £33,900. The running costs would be slightly higher due to paying council tax.

It would also work well letting to students, with students paying roughly between £110 - £115pppw providing between £33,600 - £35,190 per annum.

## TENANCY SCHEDULE

PRODUCT	MONTHLY COST	CONTRACT
Room 1	<b>£445pcm</b>	<b>Rolling</b>
Room 2	<b>£440pcm</b>	<b>Fixed Ends 06/01/2026</b>
Room 3	<b>£465pcm</b>	<b>Fixed Ends 10/03/2026</b>
Room 4	<b>Vacant ERV: £525pcm</b>	<b>N/A</b>
Room 5	<b>Vacant ERV: £475pcm</b>	<b>N/A</b>
Room 6	<b>Vacant ERV: £475pcm</b>	<b>N/A</b>
<b>Total Cost</b>	<b>ERV - £2,825pcm</b>	

ERV = Estimated Rental Value

## RENT & UTILITY COSTS

FIGURE	AMOUNT
Current Rental Income (3/6 rooms let)	<b>£16,200</b>
If fully let to professionals	<b>c. £33,900</b>
If fully let to students	<b>c. £33,600 - £35,190</b>
Utility Cost estimate (if let to professionals)	<b>£6,360 p.a</b>
Utility Cost estimate (if let to professionals)	<b>£4,800 p.a</b>

## LOCATION

The property is within easy walking distance of major higher-education institutions, with the University of Liverpool and Liverpool John Moores University campuses each reachable in approximately 12–15 minutes on foot.

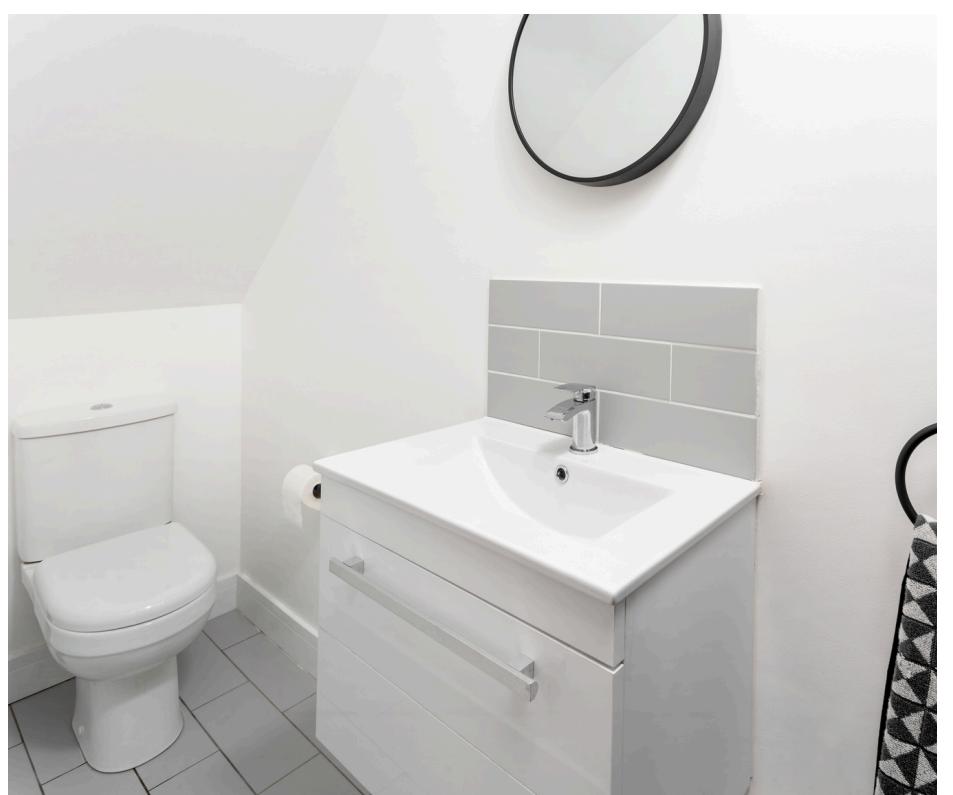
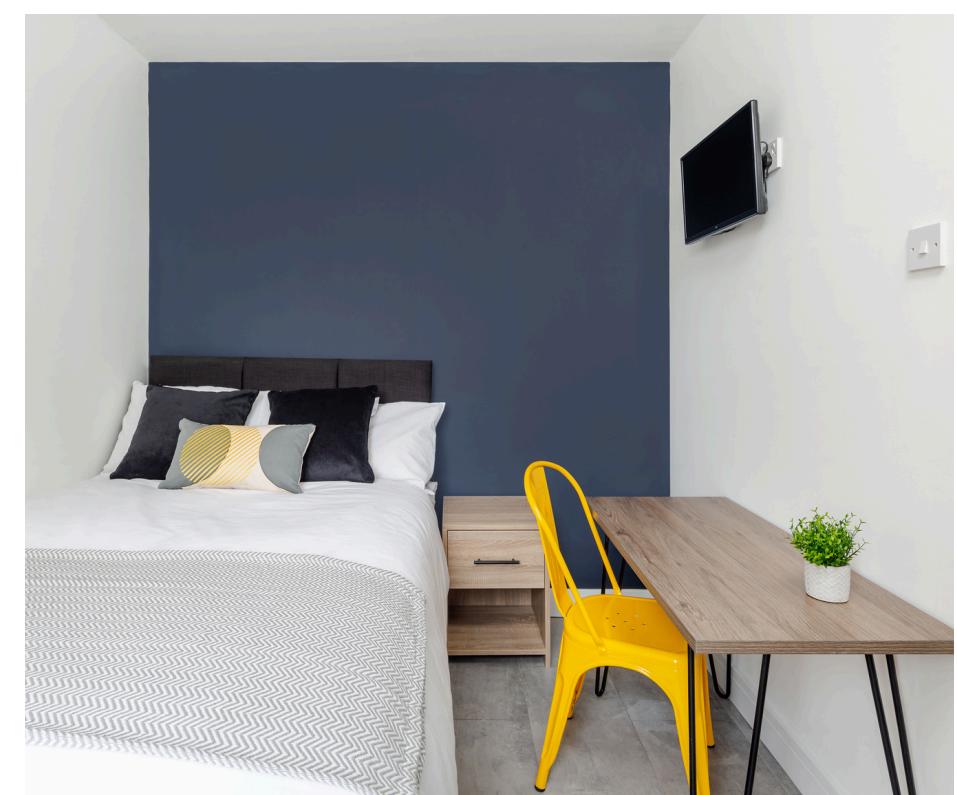
Liverpool city centre, including Liverpool ONE retail and leisure district and Lime Street transport hub, is also around a 15–20 minute walk, offering excellent access to shops, bars, restaurants and rail links. Regular bus routes run nearby, providing further connectivity to key employment, transport and cultural destinations across the city.

# THE INVESTMENT PROPERTY

## FRONT OF BUILDING



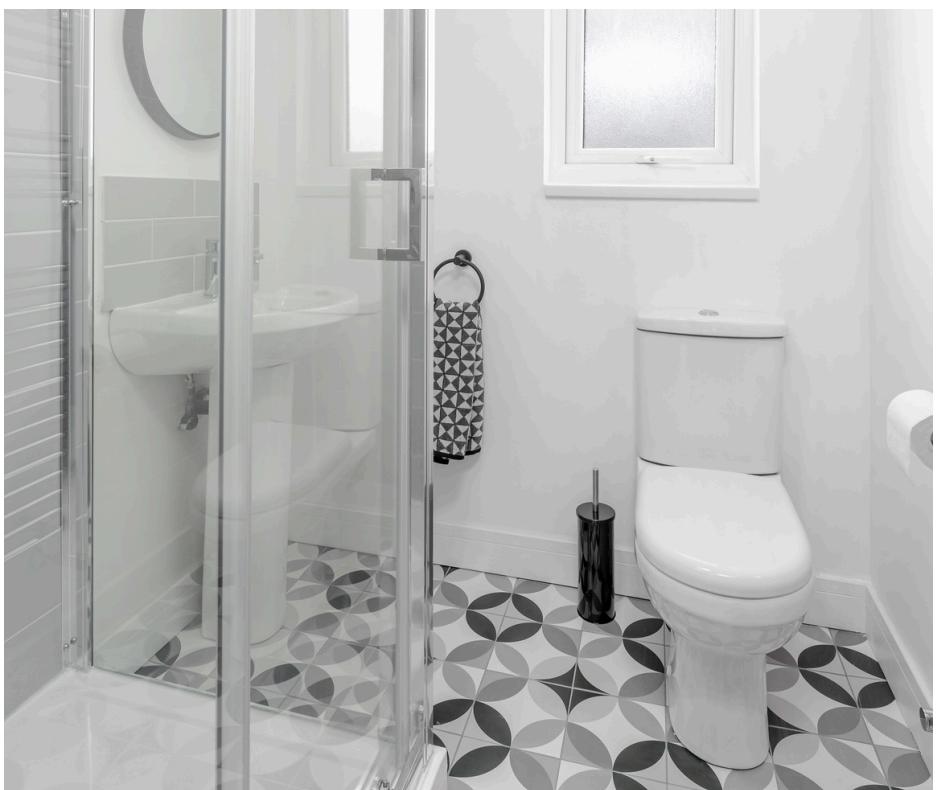
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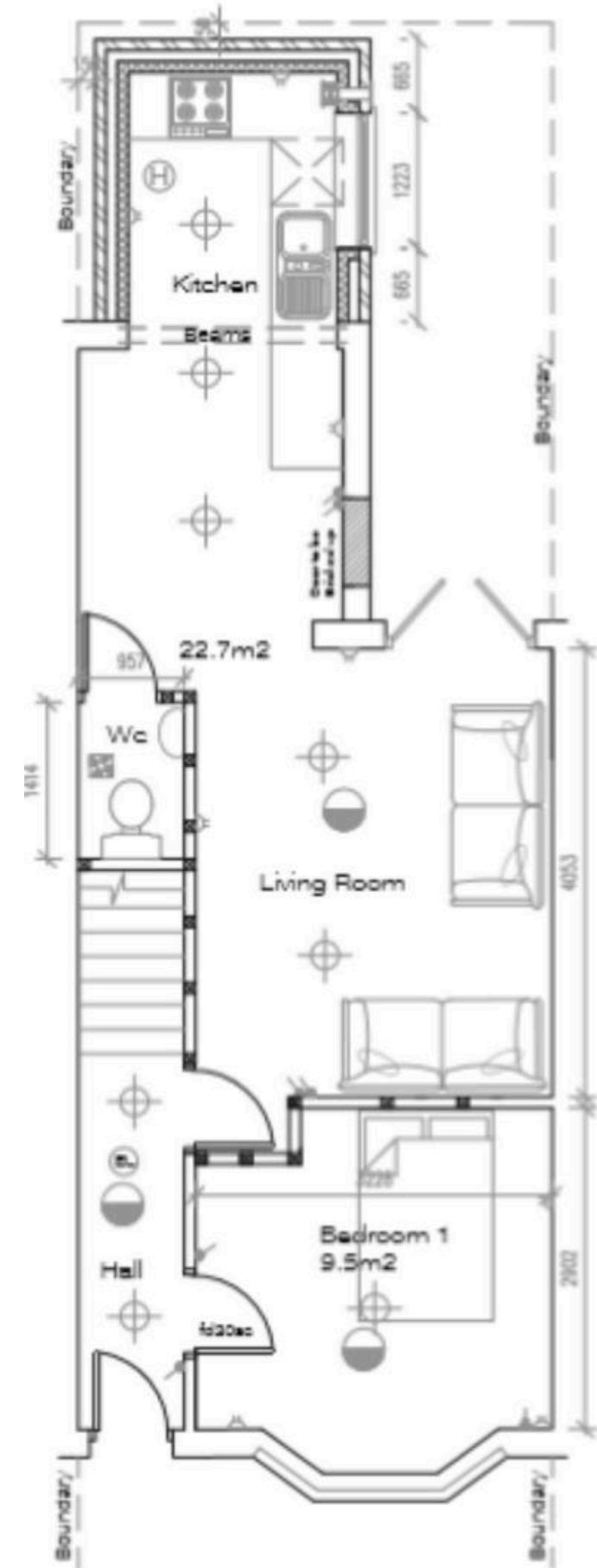
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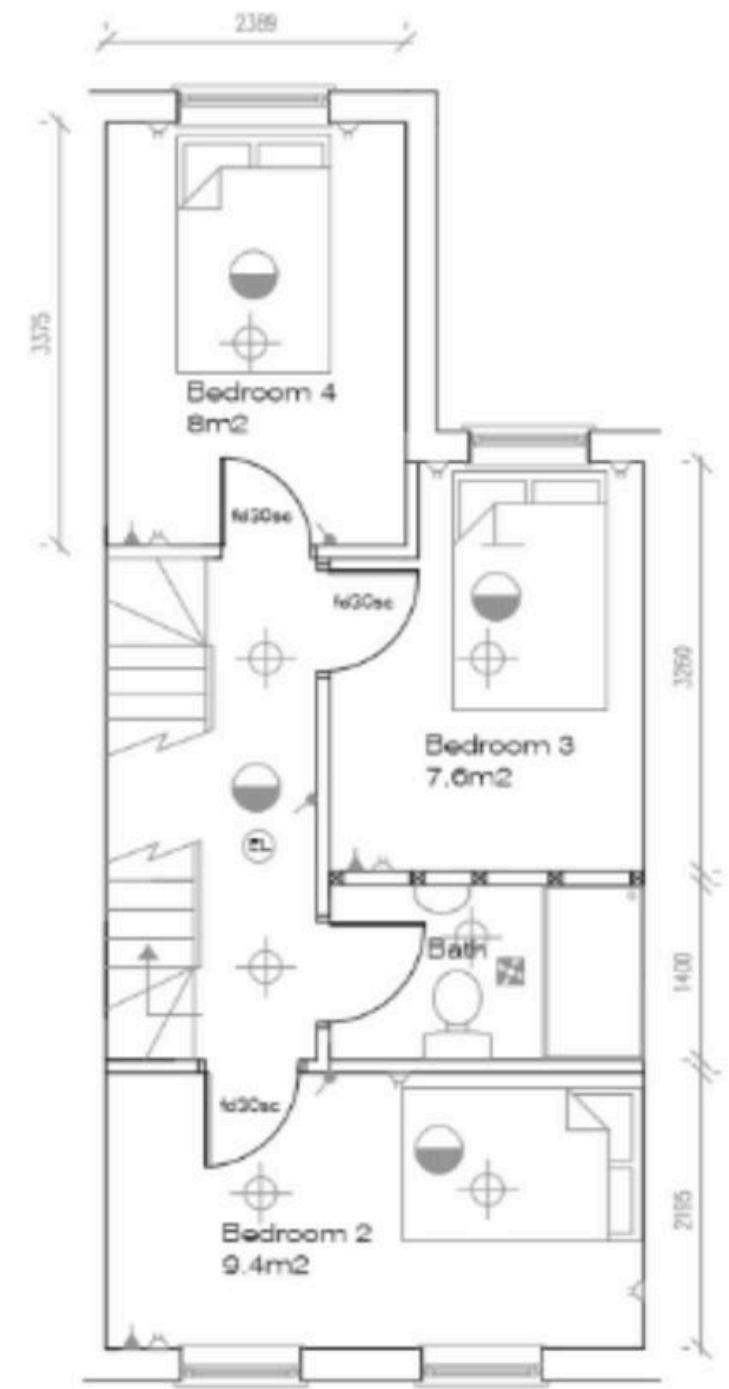
# FLOORPLAN

\*This Floorplan is NOT fully accurate - the layout on the second floor is slightly different. Ground Floor and First floor are accurate.

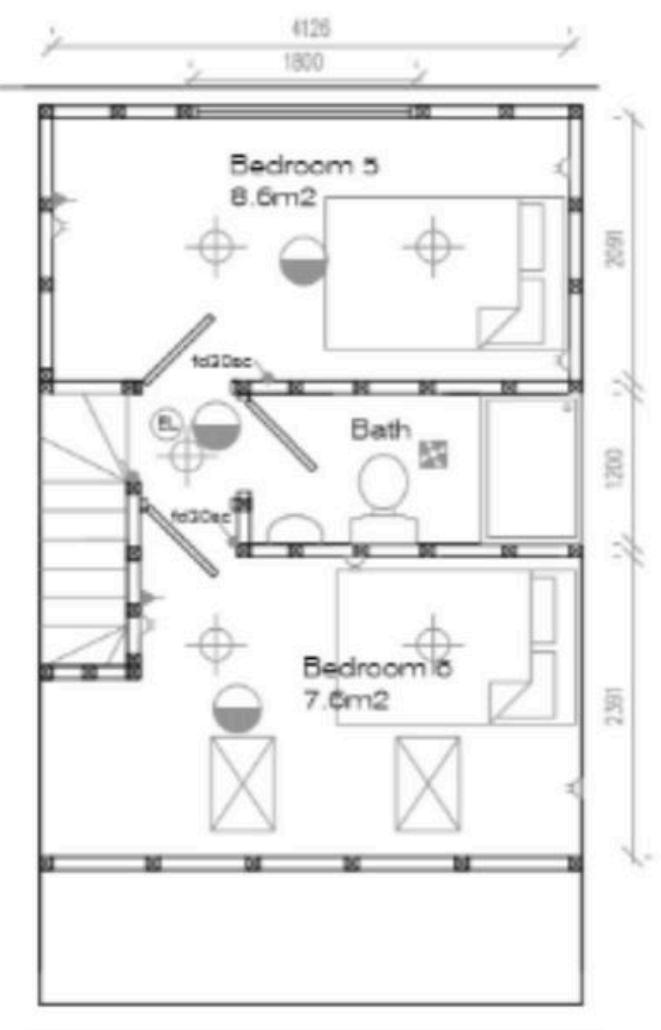
The rooms are also numbered differently on the floorplan compared to the schedule\*.



Ground Floor



First Floor



Second Floor

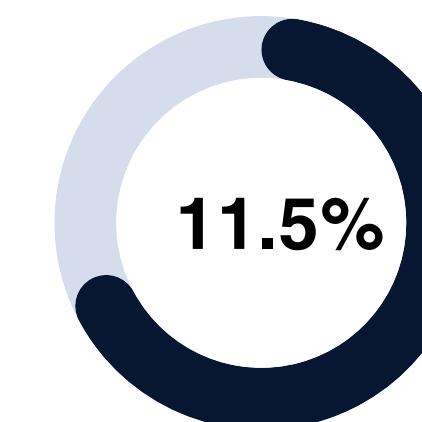


## LIVERPOOL STUDENT MARKET HIGHLIGHTS

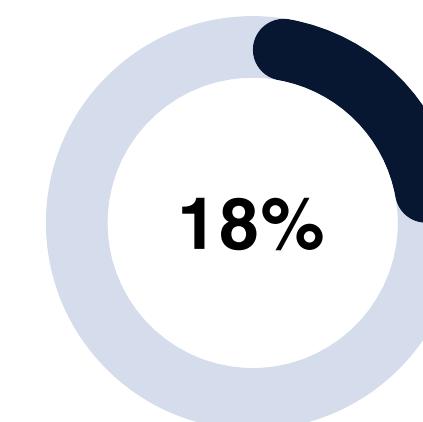
Liverpool is a prominent student city in the UK, home to four universities and a vibrant student population of around 70,000. Among these institutions, one is part of the prestigious Russell Group:

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

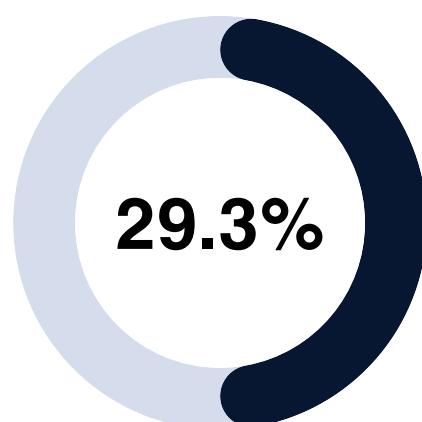
Liverpool stands out with its below-average property prices, making it one of the highest-yielding university cities in the UK. With universities frequently over-subscribed and demand for student accommodation consistently outpacing supply, it presents a compelling opportunity for investment. Notably,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



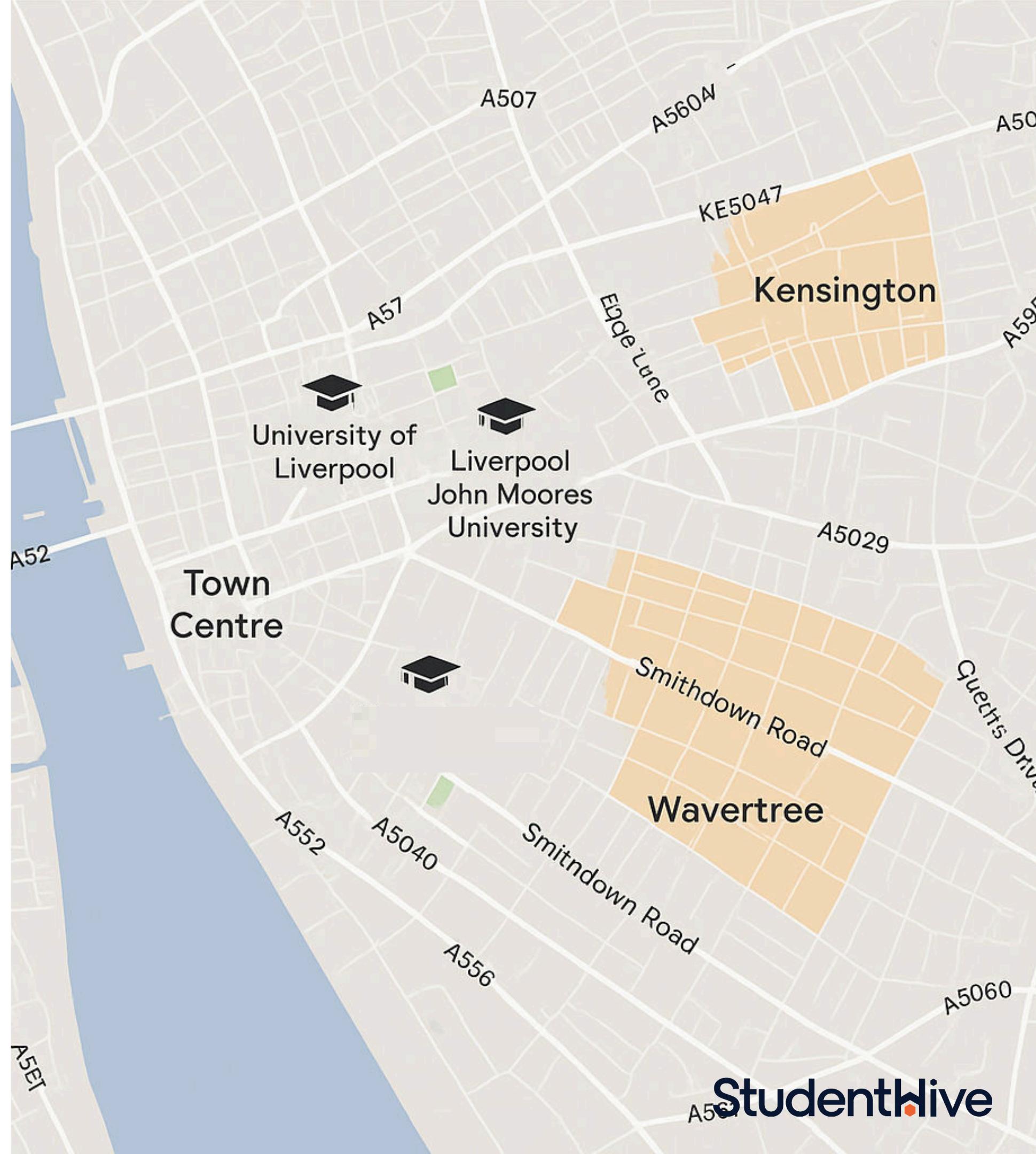
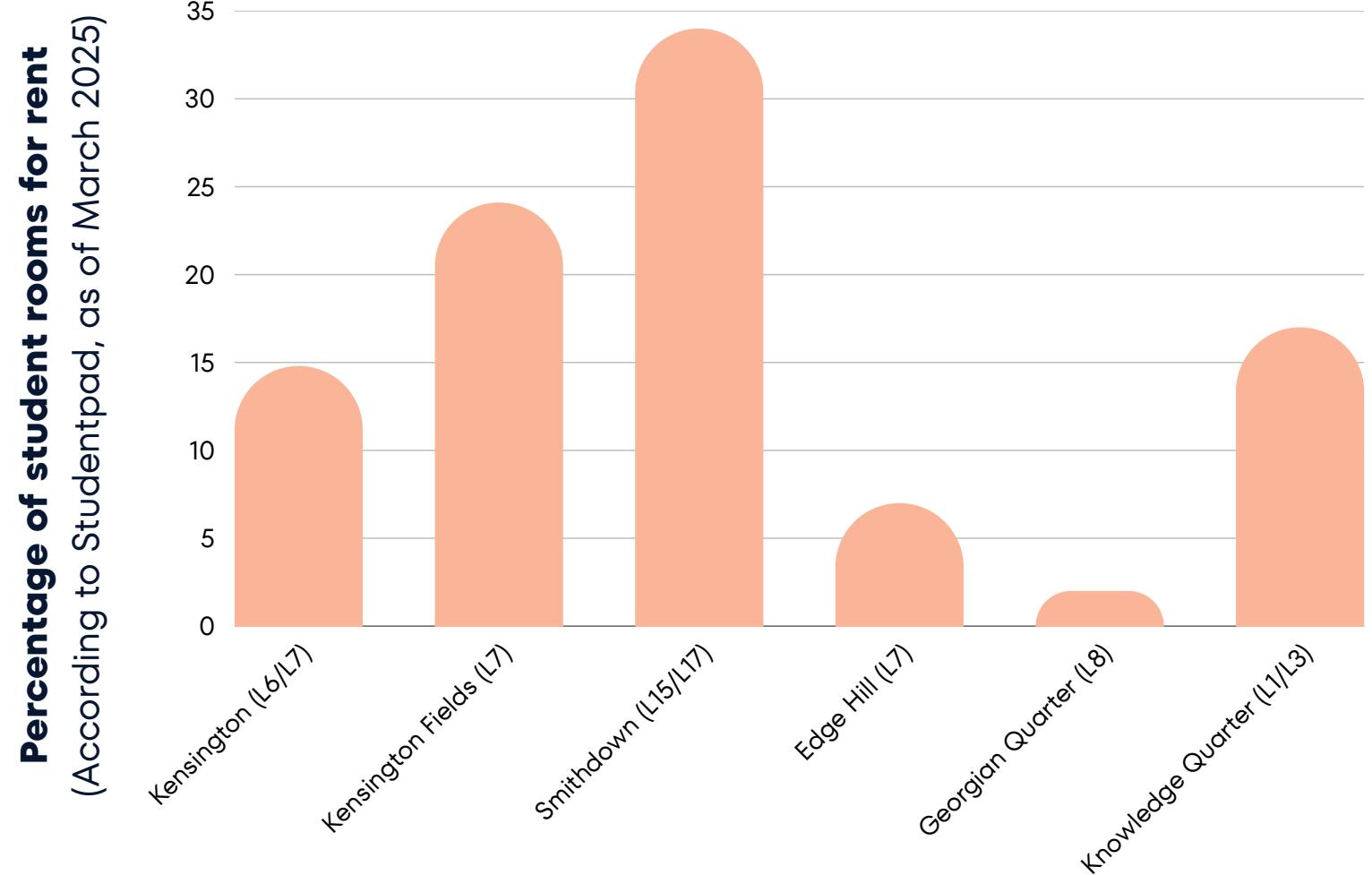
Demand outstrips supply by 29.3%. There are 30,814 beds available but 39,860 students needing housing (as of 2025)

# 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.





How to Get in Touch

**LET'S TALK  
ABOUT YOUR  
INVESTMENT!**

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