17 Guelph Street

Liverpool L7 8RA

StudentHive



THE OVERVIEW

StudentHive are pleased to present this excellent 5 Bed 2 Bath Student HMO property, located on Guelph Street in the heart of Kensington Fields, one of Liverpool's most popular student residential district.

With an asking price of £285,000, the property represents a high-performing turn-key investment, currently generating an impressive 10.09% gross yield with a secure gross income of c. £28,750.00 per annum.

The property is let to a group of 5 students for the 26/27 academic year. Undergone an extensive 'back to brick' redevelopment scheme including the insulation of all external walls, structural alterations, dormer loft conversion, and full modernisation.

KEY DETAILS

- Location: Kensington, Liverpool
- Asking Price: £285,000
- Current Gross Income: c. £28,750.00
- Bedrooms: 5
- Current Gross Yield: 10.09%
- Fully Let for 26/27 Academic Year
- LDC & HMO Licence in place
- Freehold Student HMO

StudentHive

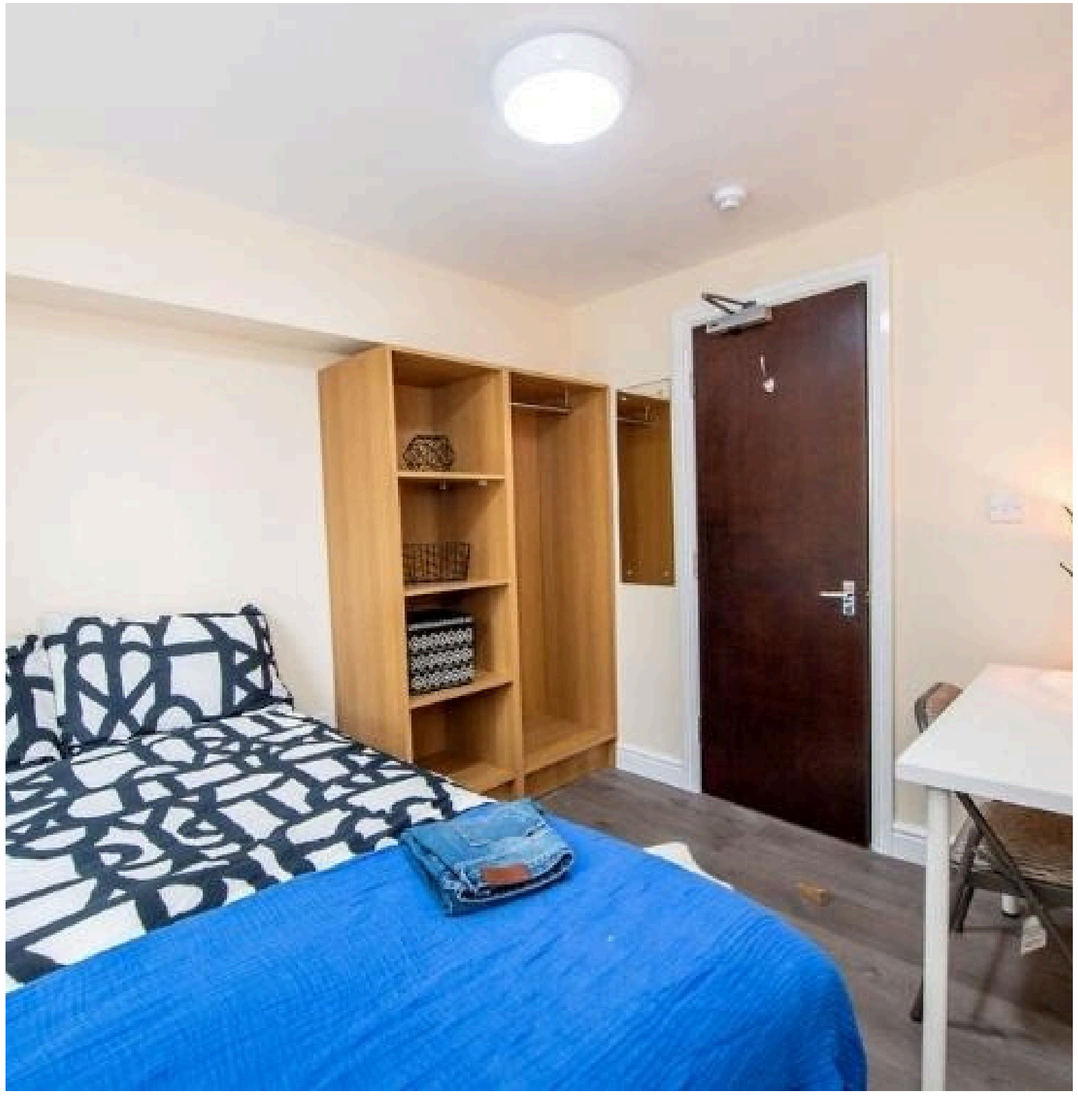
INVESTMENT OVERVIEW

- At an **asking price of £285,000**, the property is attractively priced at **£57.0k per bed**, competitive for Kensington Fields.
- The property is let to **5 students at £1,900.00 per month** which will **generate £28,750.00** across the term, providing a gross yield of **10.09%.**
- There is scope to **increase the rents** with some minor cosmetic improvements, with a potential rent of over **£32,000 per annum.**
- **Spacious mid-terrace building layout,** cleanly configured over three floors with an open-plan living kitchen.
- Proven track record of **operating successfully** within the high-demand student residential sector for almost a decade.
- A pre-agreed **energy fair usage unit cap** is written directly into the tenancy agreement, strictly **protecting net cash flows.**
- The property has an **HMO Licence & Certificate of Lawfulness in place**.

ASKING PRICE £285,000



THE PROPERTY









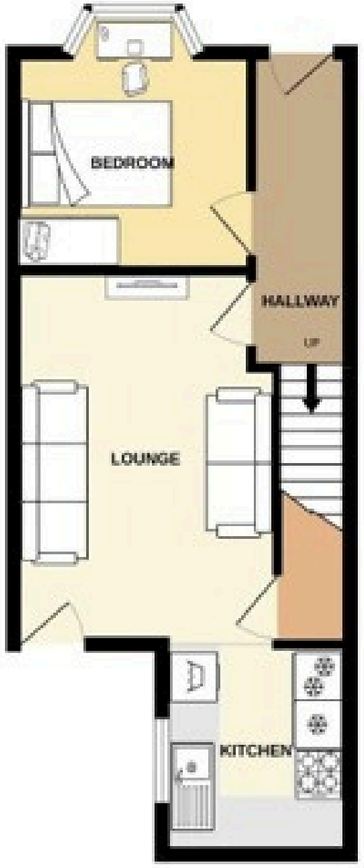




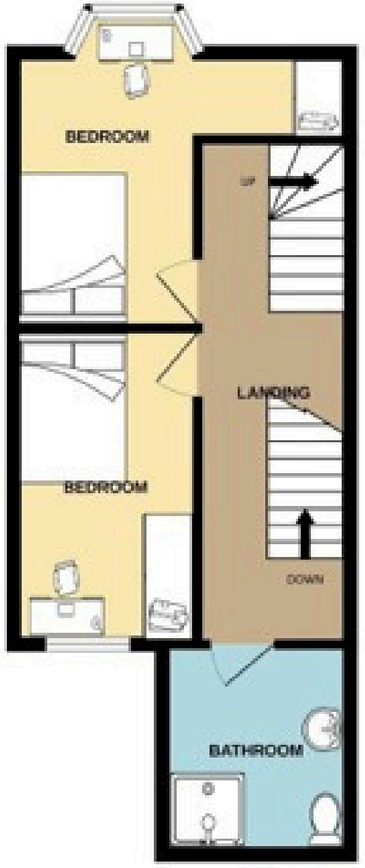
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FLOORPLAN

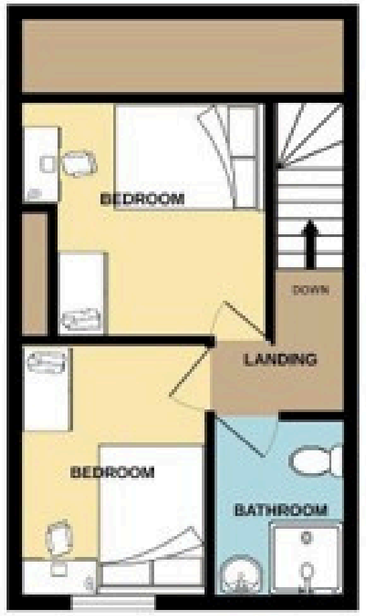
GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



5 BED CONVERSION

TOTAL FLOOR AREA : 1053 sq.ft. (97.9 sq.m.) approx.



LIVERPOOL STUDENT MARKET HIGHLIGHTS

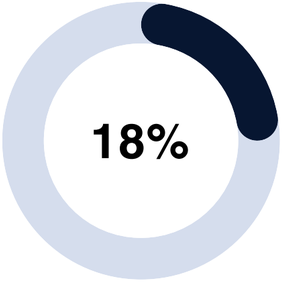
Liverpool is a prominent student city in the UK, home to four universities and a vibrant student population of around 70,000. Among these institutions, one is part of the prestigious Russell Group:

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

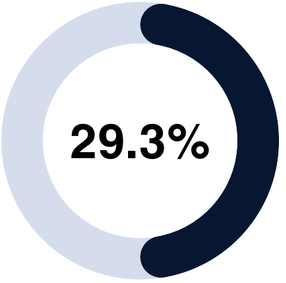
Liverpool stands out with its below-average property prices, making it one of the highest-yielding university cities in the UK. With universities frequently over-subscribed and demand for student accommodation consistently outpacing supply, it presents a compelling opportunity for investment. Notably,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

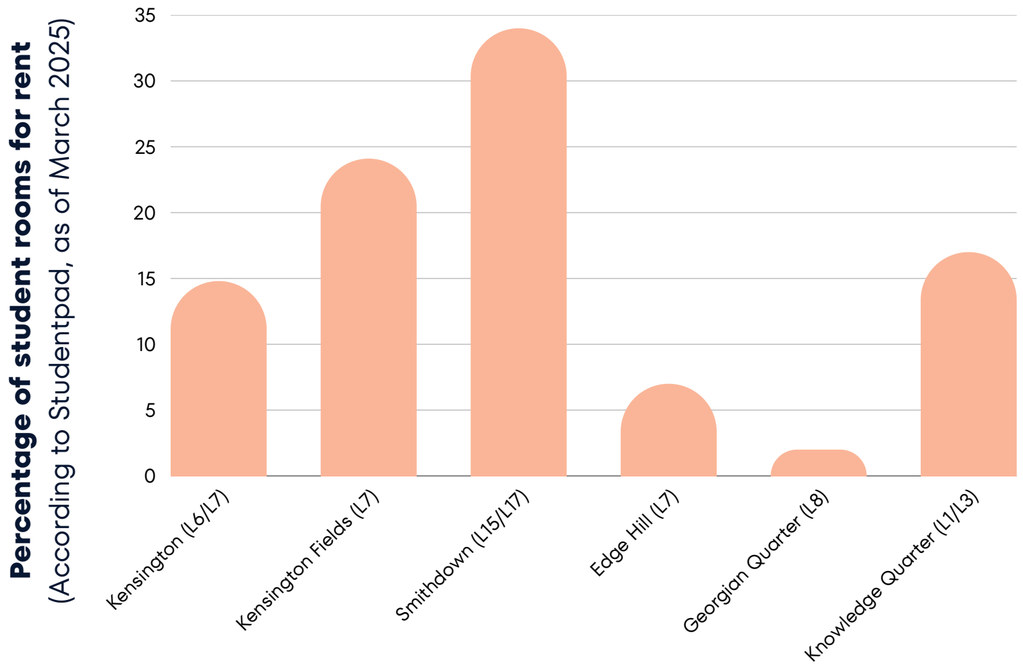
KENSINGTON

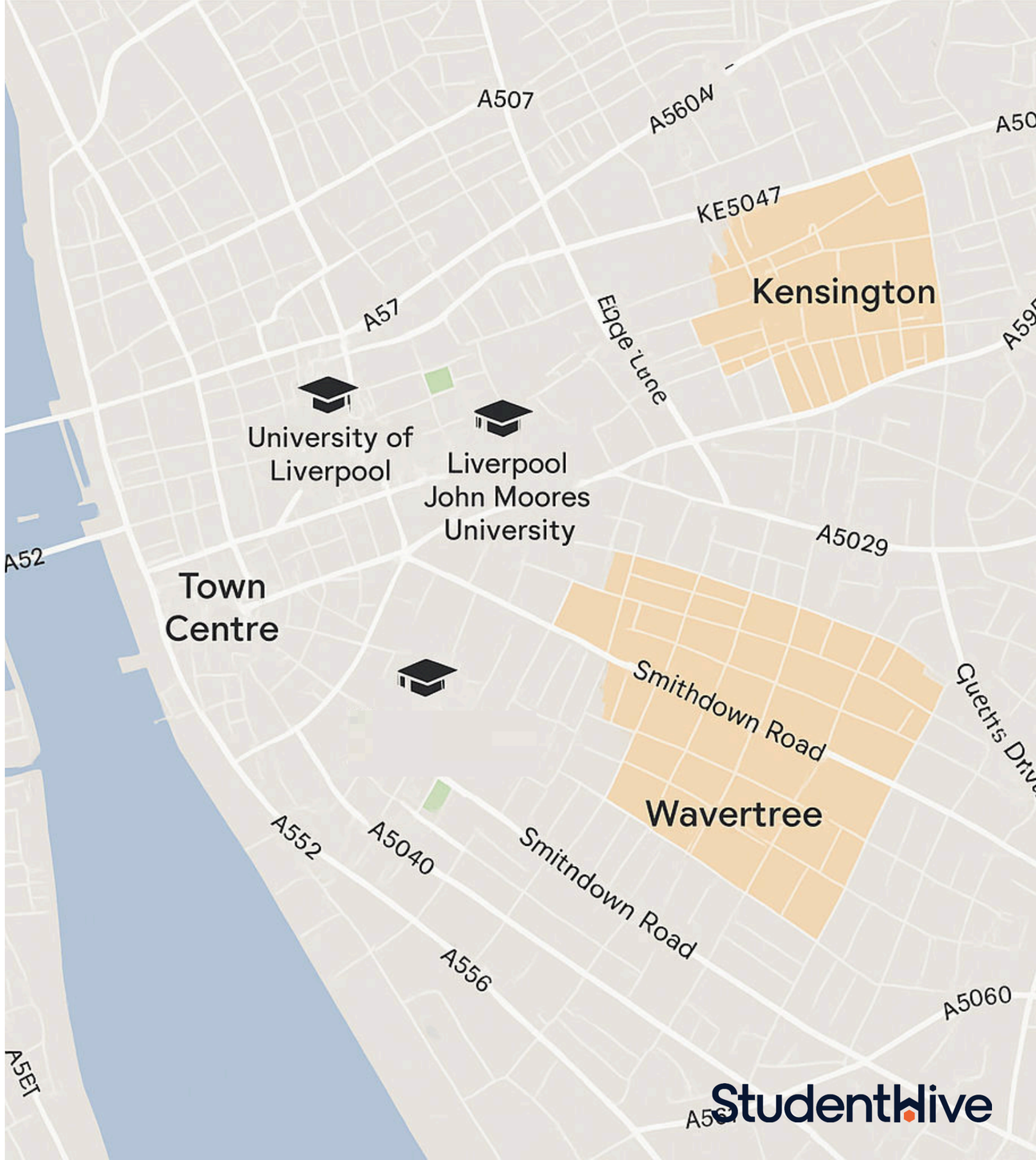
Kensington is one of the two main student areas in Liverpool and is highly sought after, especially for those wanting to be as close to the campuses and hospitals as possible. Its combination of affordability, proximity to key universities, and excellent transport links makes it a prime location for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