

49 Kenmare Road

LIVERPOOL
L15 3HG



THE OVERVIEW

StudentHive are pleased to present this Freehold Mid-terrace 6 Bedroom HMO located on Kenmare Road, just off Smithdown Road. Referred to as "The Dales", the location is arguably the most sought after for Students in the whole of Liverpool.

There is a clear asset-management strategy required, with 4 of the 6 rooms being currently let to professionals. The vendor has decided to keep the remaining 2 rooms empty whilst proceeding with a sale to allow flexibility.

KEY DETAILS



Location: Wavertree, Liverpool



Asking Price: £310,000



Potential Rental Value: £36,720 p.a.



Bedrooms: 6



Bathrooms: 3



Potential Yield: 11.84%



Current Gross Rent: £22,020



1% Buyers Fee Applies

THE INVESTMENT PROPERTY

The property comprises of 6 Bedrooms, 1 shower room, 1 bathroom & an en-suite. To the ground floor is a double bedroom, a large open kitchen / dining room, and a shower room. To the first floor are 4 bedrooms and a bathroom & the loft room has its own shower facilities.

The property is in fair condition and currently has x4 Rooms let as follows to professionals: £465, £405, £450, £515. This gives a current gross income of £22,020.

The vendor is not a professional landlord and has owned the property since 2007 however has self-managed the past 2 years. He acknowledges that he hasn't managed it optimally and has instead opted to keep trusted tenants in, not push the rents & not switch back to students. If a buyer wishes to buy the property fully tenanted the vendor has confirmed an openness to doing so.

If fully-let to students (which would be our eventual recommended strategy) the property would generate c. £36,760 per annum creating an 11.8% gross yield.

ASSET MANAGEMENT

There appears to be two Asset-Management angles available for this property. Option 1 would be to change this house back to a student-let by handing notice on the current tenants and marketing for rent for the 26/27 Academic year. This may mean having a couple of months of voids but ultimately increasing the rent dramatically.

Option 2 would be continue operating it as a professional HMO but increasing the current tenants rents in line with market value & tenanting the remaining two rooms.

ESTIMATED BILL COSTS (IF LET TO STUDENTS)

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
- FULLY COMPLIANT WITH CERTIFICATE OF LAWFULNESS AND HMO LICENSE
- 6 BEDROOM 3 BATHROOM
- PRIME STUDENT LOCATION
- FAIR CONDITION
- ASSET MANAGEMENT OPPORTUNITY
- SUITABLE FOR PROFESSIONAL OR STUDENT

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	£310,000
Potential Monthly Rent	£3,060.00
Estimated Monthly Operating Cost*	£1,070.14
Monthly Net Profit	£1,989.86
Gross Yield	11.8%
Net Yield	6.4%

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



Lounge and Study Area



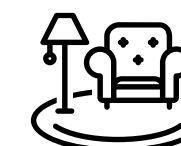
Laundry Room



En-Suites



Communal Kitchen Area



Fully Furnished

THE INVESTMENT PROPERTY

FLOOR PLAN



FRONT OF BUILDING

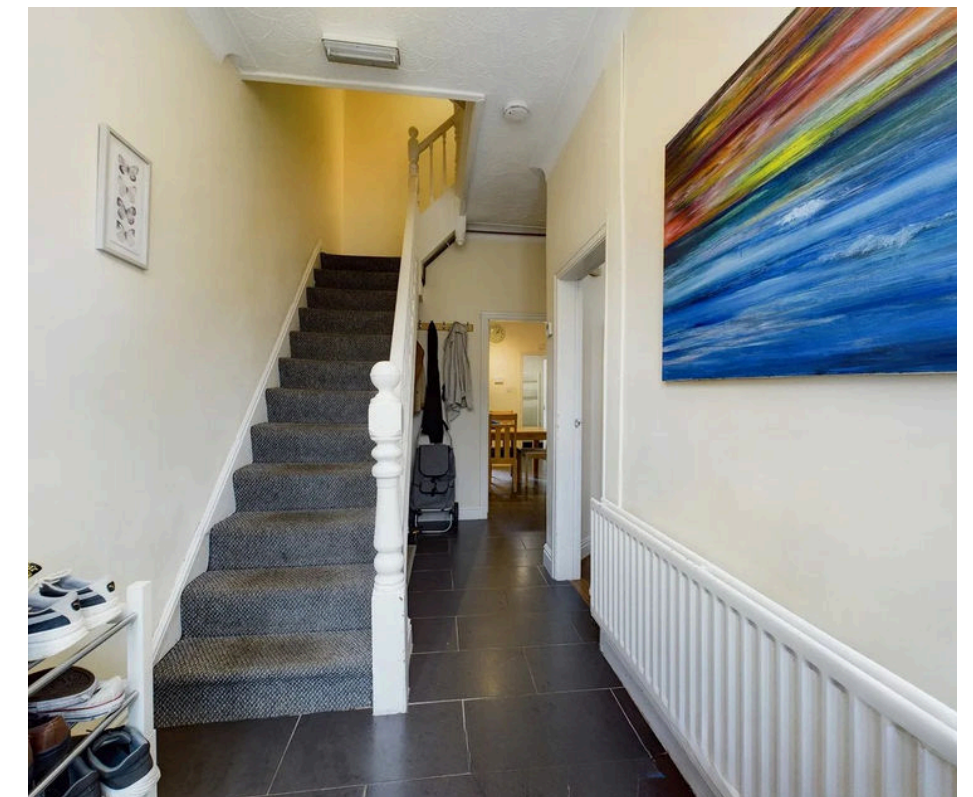


49 KENMARE ROAD, LIVERPOOL

THE PROPERTY



THE PROPERTY



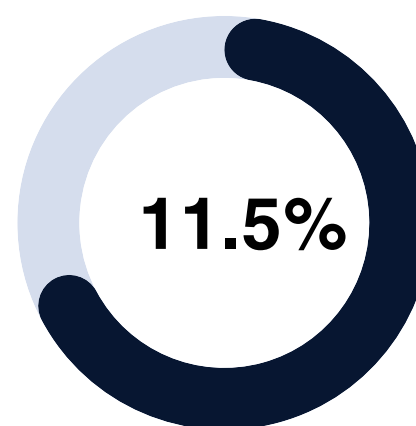


LIVERPOOL STUDENT MARKET HIGHLIGHTS

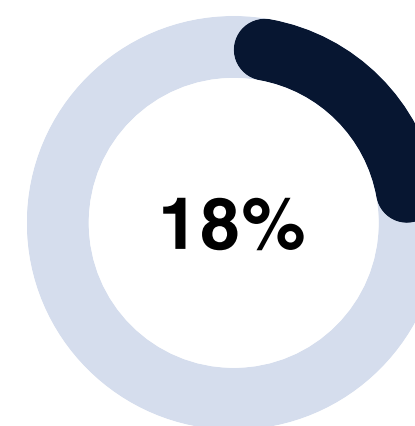
Liverpool is a prominent student city in the UK, home to four universities and a vibrant student population of around 70,000. Among these institutions, one is part of the prestigious Russell Group:

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

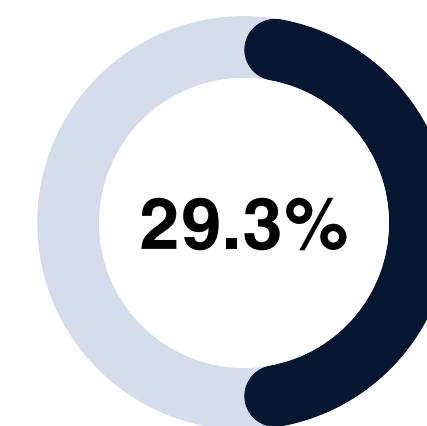
Liverpool stands out with its below-average property prices, making it one of the highest-yielding university cities in the UK. With universities frequently over-subscribed and demand for student accommodation consistently outpacing supply, it presents a compelling opportunity for investment. Notably,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

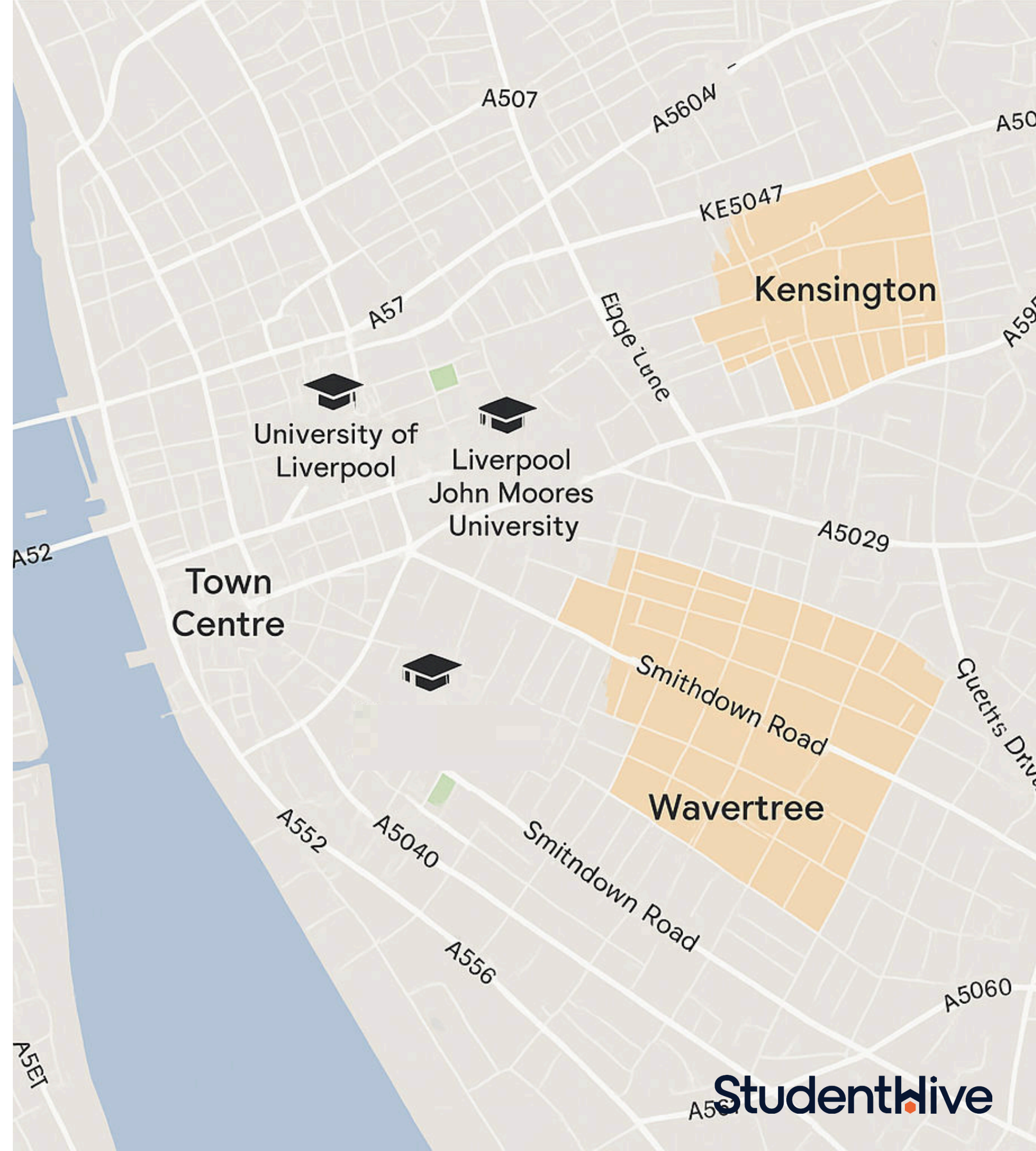
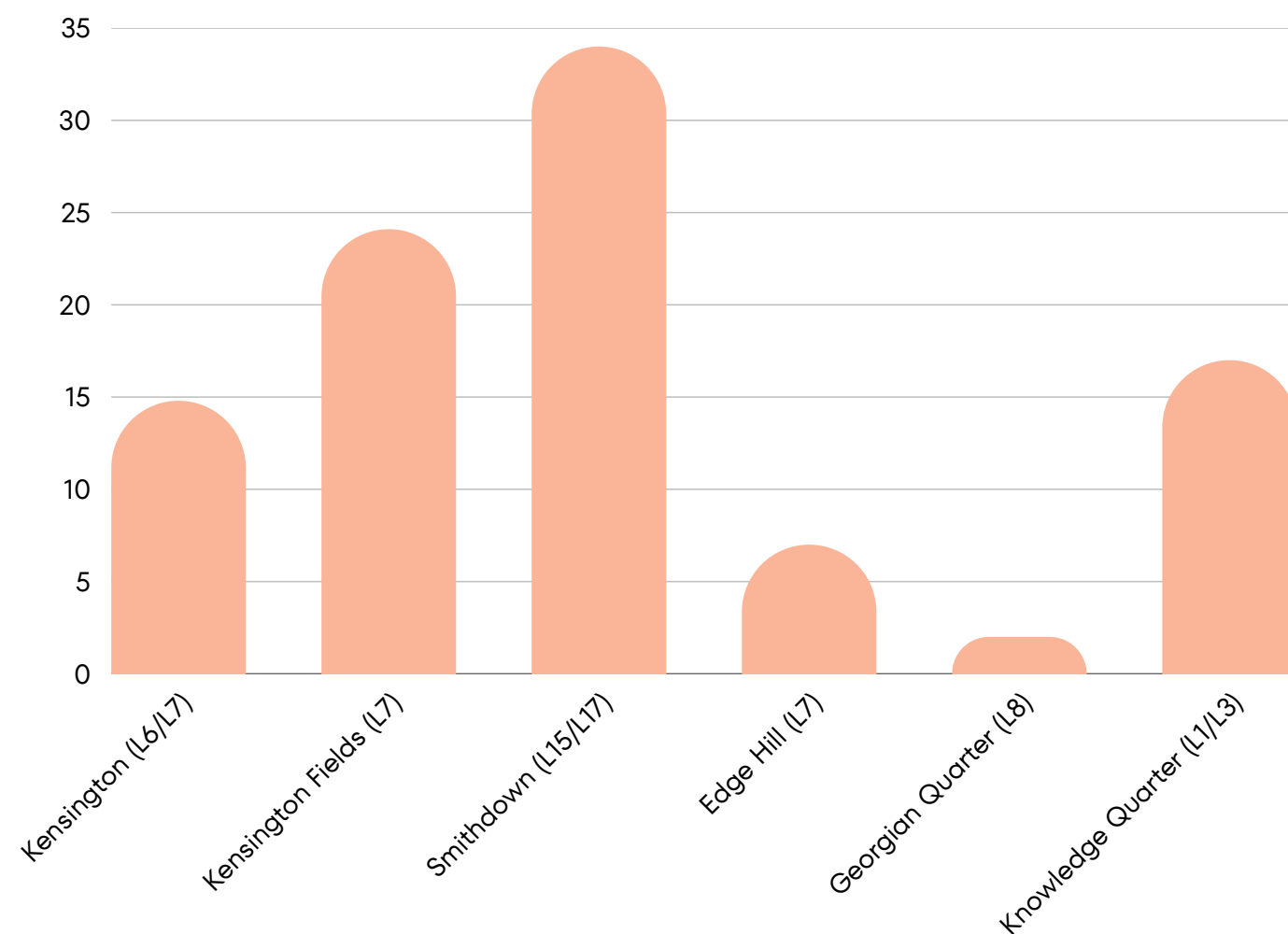
1. Proximity to Universities:

- 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, restaurants & cafes that are a huge hit with students

Percentage of student rooms for rent
(According to Studentpad, as of March 2025)



How to Get in Touch

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

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