



# 78 Empress Road

LIVERPOOL L7 8SE

Student**h**ive





# THE OVERVIEW

StudentHive are pleased to present this Freehold Mid-Terraced 5 Bedroom Student HMO located in the ever-popular student district of Kensington Fields in Liverpool L7.

Located within a short 15 minute walk from Liverpool University, its in a prime student area - the property is fully let for the 25/26 Academic year & has a full lawful development certificate in place having been rented to students for over 7 years.

## KEY DETAILS



Location: Kensington Fields, Liverpool



Asking Price: £300,000



Current Rental Income: £27,500



Bedrooms: 5



Bathrooms: 2



Current Yield: 9.1%



Premium Location



1%+VAT Buyers Fee



# THE INVESTMENT PROPERTY

StudentHive are pleased to present this 5 Bedroom 2 Bathroom Student HMO spanning over 3 floors located in Kensington Fields, Liverpool. The property has a bedroom on the ground floor, two on the first floor and two on the second floor, with a modern fitted bathroom on both the Ground & First Floor.

Located in the prime streets of Kensington Fields, this 5 Bedroom 2 Bathroom this HMO is fully let to students and has been for the past 7 years. The current tenants are in place of the current academic year (25/26) & the property is currently marketed for the 26/27 Academic year.

The property currently generates £110 per person per week on a 50-week contract which provides a gross annual rent of £27,500 (9.1% Gross Yield).

The property is in good condition and was taken completely back to brick by the owner when refurbishing. It has both a certificate of lawfulness & HMO license in place making it a fantastic ready-to-go turn-key investment.

## RENT INCREASE

The property is in good condition & is probably slightly under-let. With the right marketing & some basic cosmetic works, the property should comfortably be able to achieve £120 per person per week.

This will increase the gross rental income to £30,000 per annum which would provide a 10% Gross Yield. The current managing agent is a well-established agent in Liverpool well versed in the student market.

## 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-TERRRACE PROPERTY
- FULLY COMPLIANT WITH CERTIFICATE OF LAWFULNESS AND HMO LICENSE
- 5 BEDROOM 2 BATHROOM HMO IN PRIME STUDENT LOCATION
- PREMIUM LOCATION
- 15 MINUTE WALK FROM UNIVERSITY OF LIVERPOOL
- 8 MINUTE WALK FROM ROYAL LIVERPOOL UNIVERSITY HOSPITAL
- BUYERS FEE OF 1%+VAT APPLICABLE (£3,000 +VAT)

## HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	£300,000
Monthly Rent	£2,291.66
Estimated Monthly Operating Cost*	£892.70
Monthly Net Profit	£1,398.96
Potential Monthly Rent	£2,500

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



Lounge and Study Area



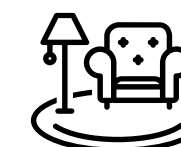
Laundry Area



En-Suites



Communal Kitchen Area



Fully Furnished



# THE INVESTMENT PROPERTY

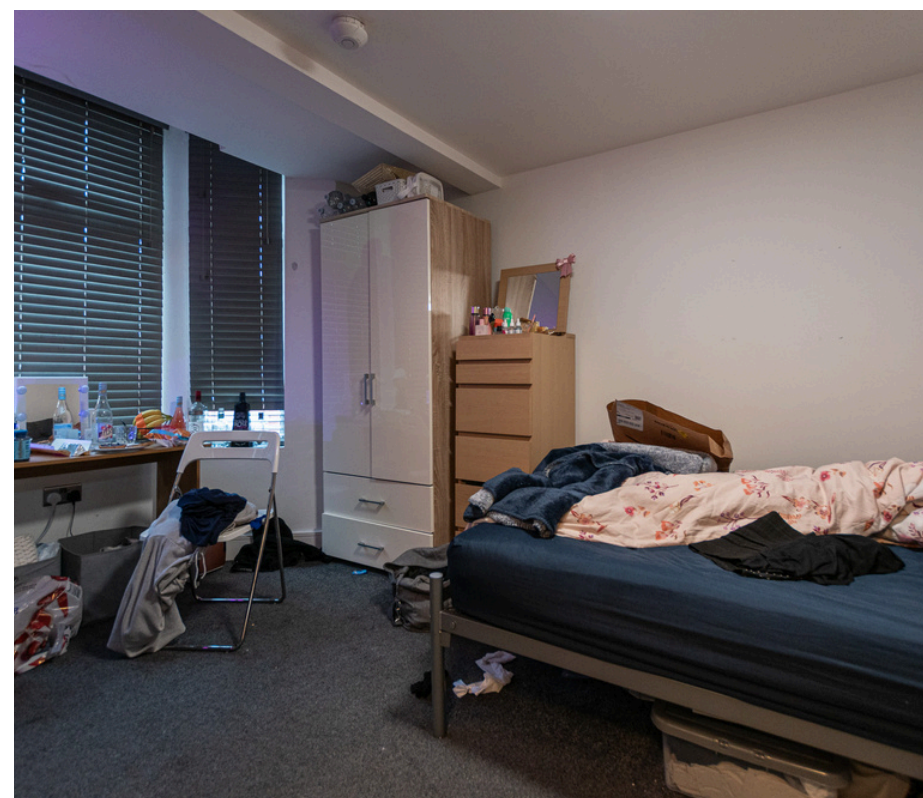
## FRONT OF BUILDING



78 EMPRESS ROAD, LIVERPOOL



# THE PROPERTY





# THE PROPERTY





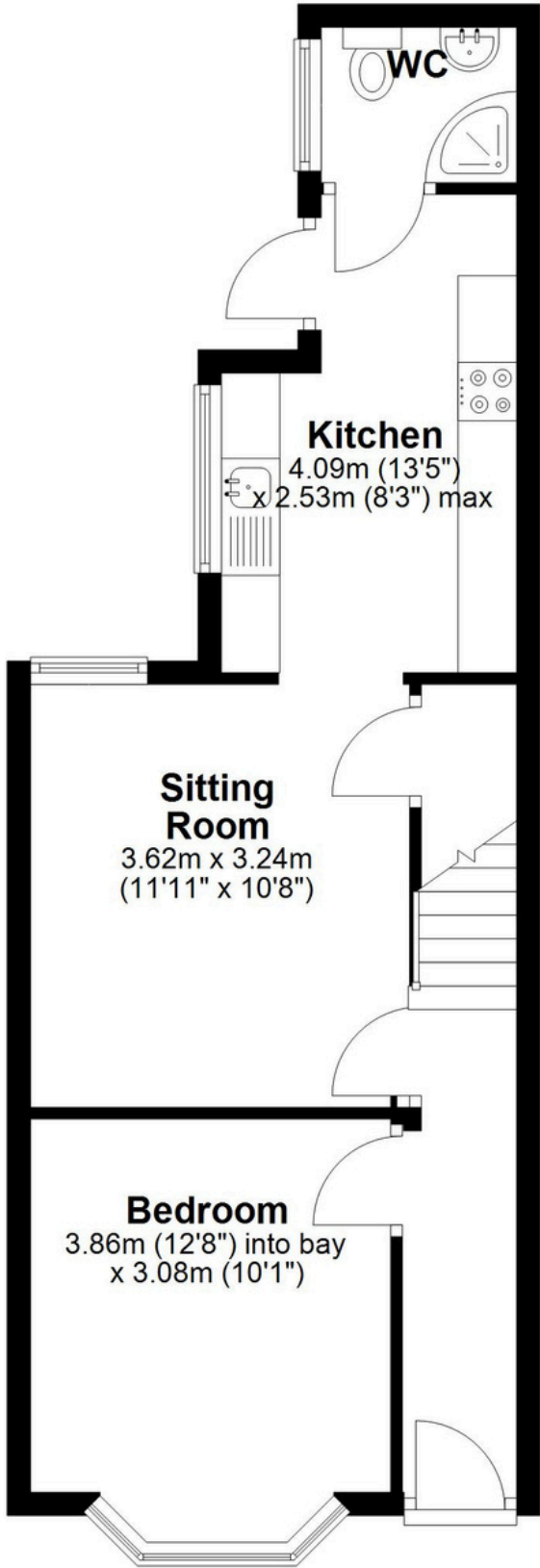
# THE PROPERTY



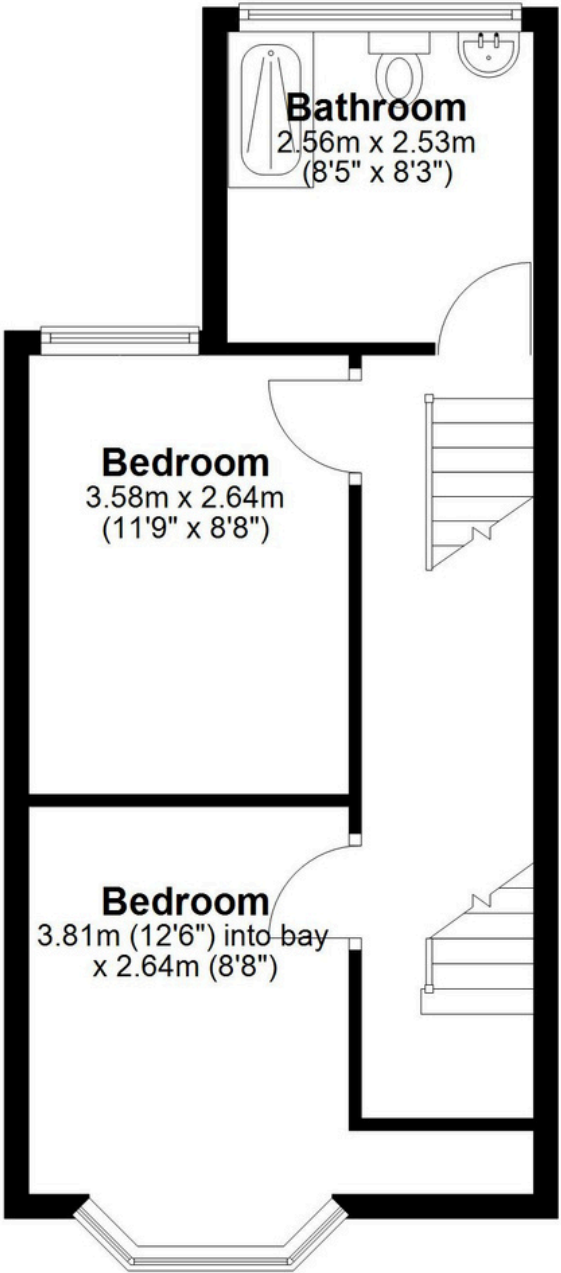


# FLOORPLAN

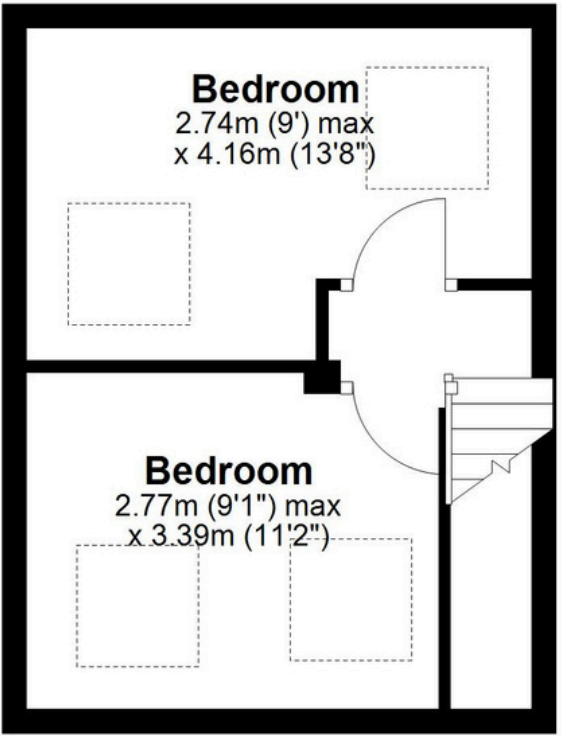
Ground Floor



First Floor



Second Floor



Total area: approx. 99.6 sq. metres (1071.9 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.



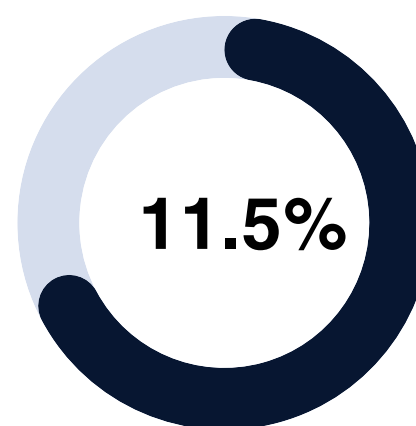


# LIVERPOOL STUDENT MARKET HIGHLIGHTS

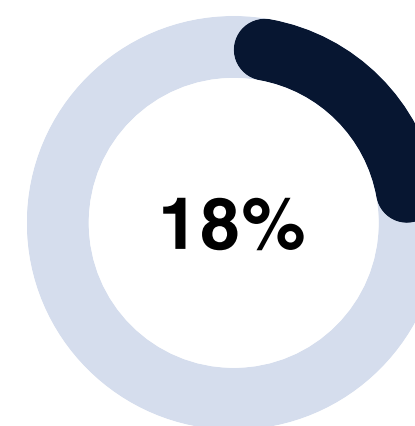
Liverpool is a prominent student city in the UK, home to four universities and a vibrant student population of around 70,000. Among these institutions, one is part of the prestigious Russell Group:

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

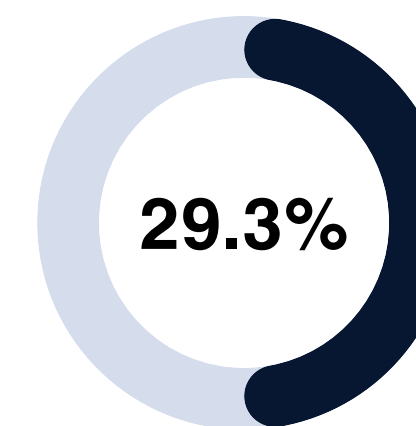
Liverpool stands out with its below-average property prices, making it one of the highest-yielding university cities in the UK. With universities frequently over-subscribed and demand for student accommodation consistently outpacing supply, it presents a compelling opportunity for investment. Notably,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



# 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:

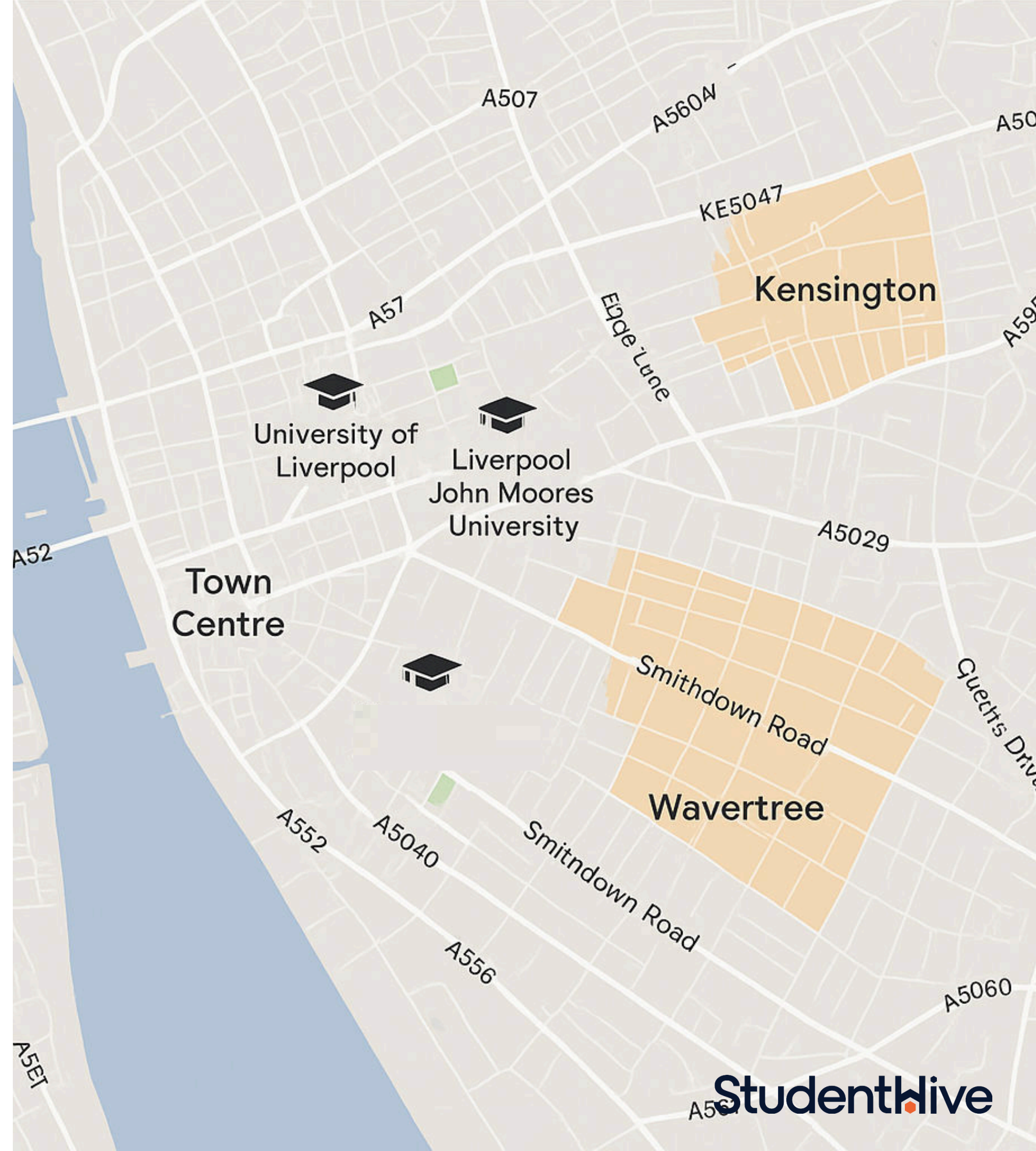
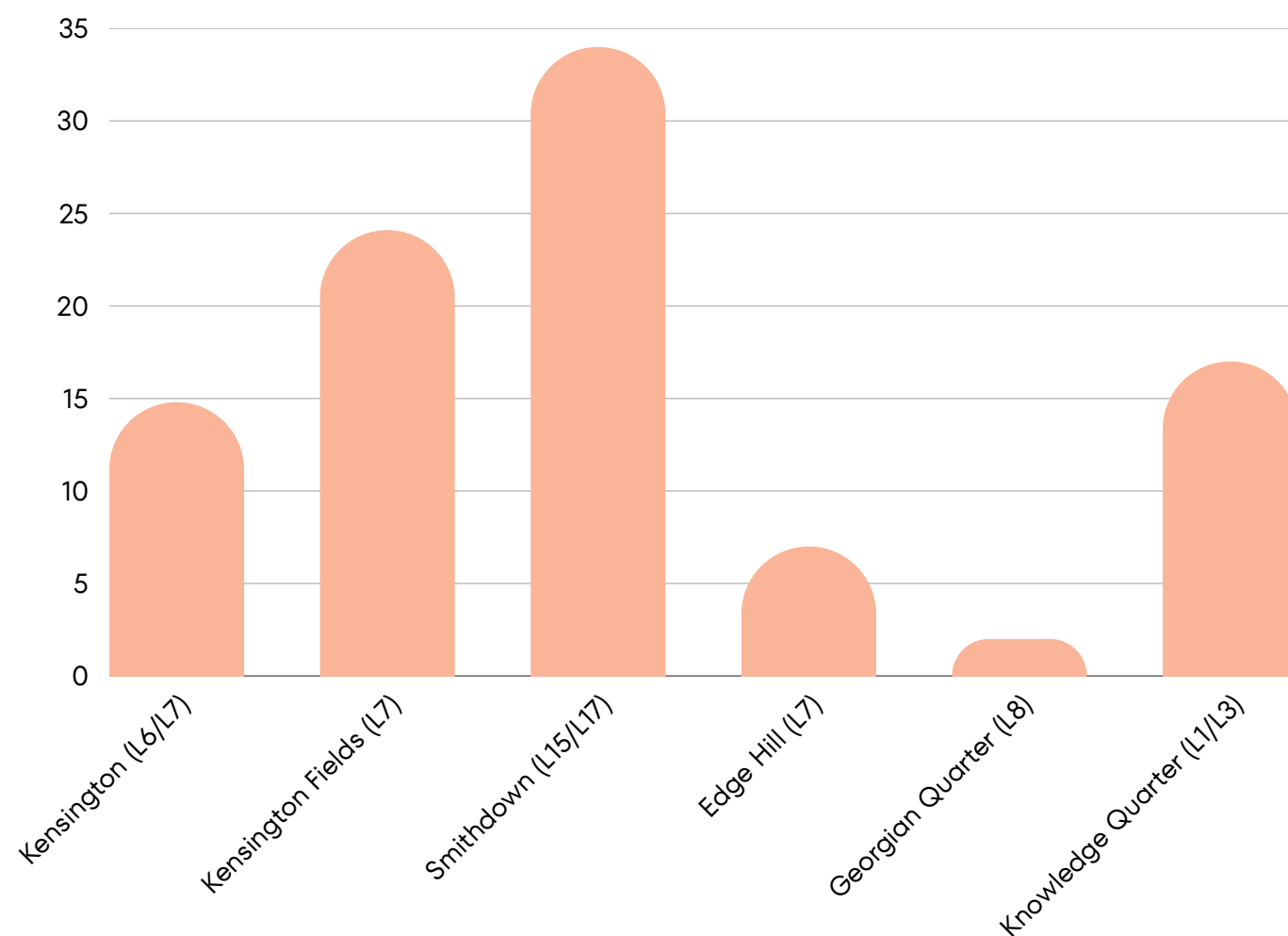
- Kensington is just a 15-minute walk or a short bus ride away from the University of Liverpool.

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.

**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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