82 Salisbury Road

Liverpool L15 1HW

StudentHive



THE OVERVIEW

StudentHive are pleased to present this excellent 6 Bed 2 Bath Student HMO property, located on Salisbury Road in the heart of Wavertree, Liverpool's most popular student residential district.

With an asking price of £280,000, the property represents a high-performing turn-key investment, currently generating an impressive 10.85% gross yield with a secure gross income of c. £30,403.41.

The property is let to a group of 5 students for the 26/27 academic year. Unlike the majority of traditional terraced student properties in the area, this substantial semi-detached building boasts exceptionally large room proportions throughout.

KEY DETAILS

- Location: Wavertree, Liverpool
- Asking Price: £280,000
- Current Gross Income: c. £30,403.41
- Bedrooms: 6
- Current Gross Yield: 10.85%
- Fully Let for 26/27 Academic Year
- Historic Usage as Student HMO
- 2%+VAT Buyers Fee

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INVESTMENT OVERVIEW

- At an **asking price of £280,000**, the property is attractively priced at £46.6k / Bed, hugely competitive for Wavertree.
- The property is let to 5 students at £2,708.35 per month which, based on their start date, will generate c. **£30,403.41 across the term**, providing a **gross yield of 10.85%**.
- **Clear opportunity to add value** - the property is in OK condition, but with comestic improvements the rent can be increased, especially with the sixth room let.
- Substantial semi-detached building layout, **boasting significantly larger room proportions** than standard terraced alternatives.
- Proven track record of **being successfully let to students for over 6 years consecutively.**
- A pre-agreed **energy fair usage unit cap** is written directly into the tenancy agreement, strictly protecting net cash flows.
- The property has a **HMO License in place**. A ceritificate of Lawfulness will be in place upon completion.
- A **2%+VAT Buyers Fee** will be payable upon completion.

ASKING PRICE £280,000



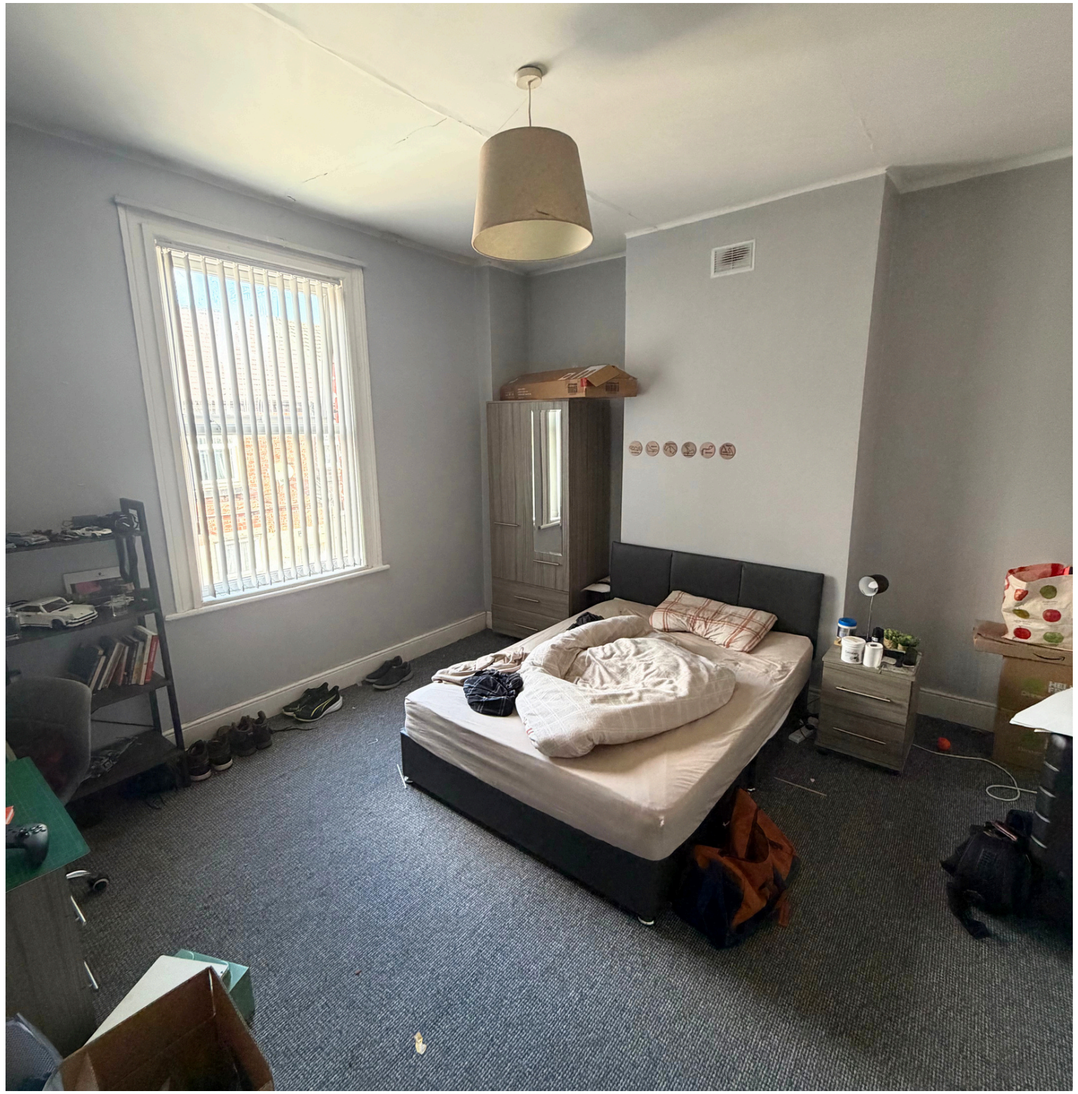
THE PROPERTY





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LIVERPOOL STUDENT MARKET HIGHLIGHTS

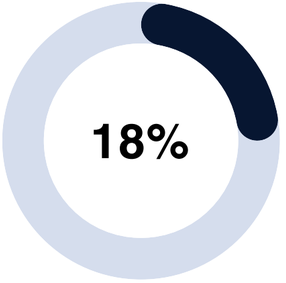
Liverpool is a prominent student city in the UK, home to four universities and a vibrant student population of around 70,000. Among these institutions, one is part of the prestigious Russell Group:

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

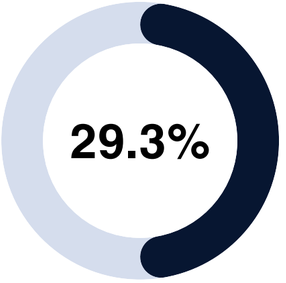
Liverpool stands out with its below-average property prices, making it one of the highest-yielding university cities in the UK. With universities frequently over-subscribed and demand for student accommodation consistently outpacing supply, it presents a compelling opportunity for investment. Notably,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



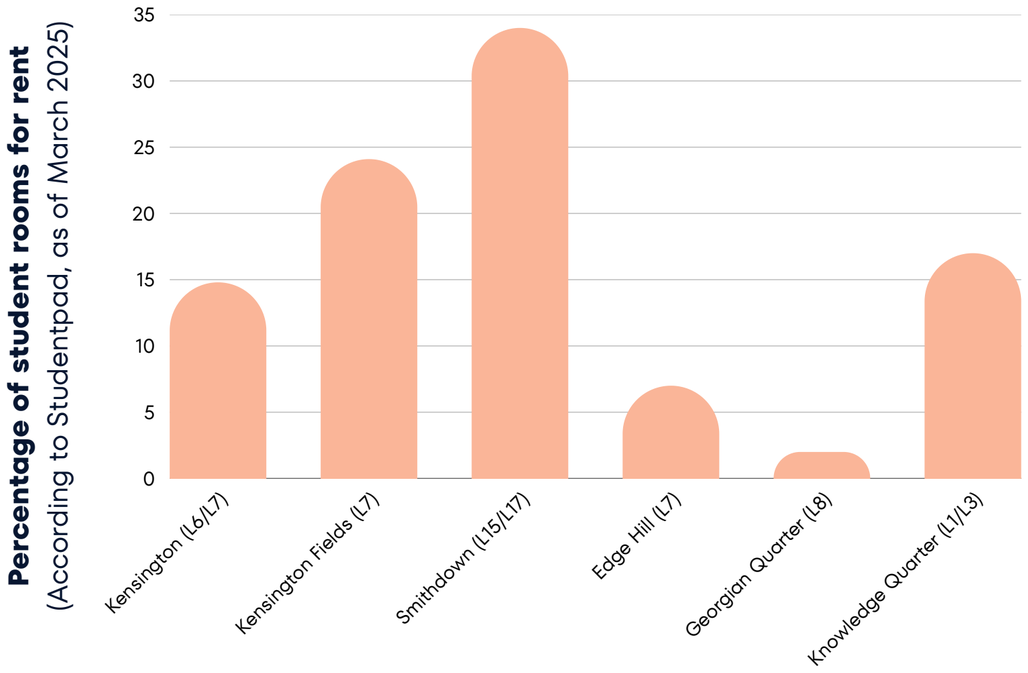
Demand outstrips supply by 29.3%. There are 30,814 beds available but 39,860 students needing housing (as of 2025)

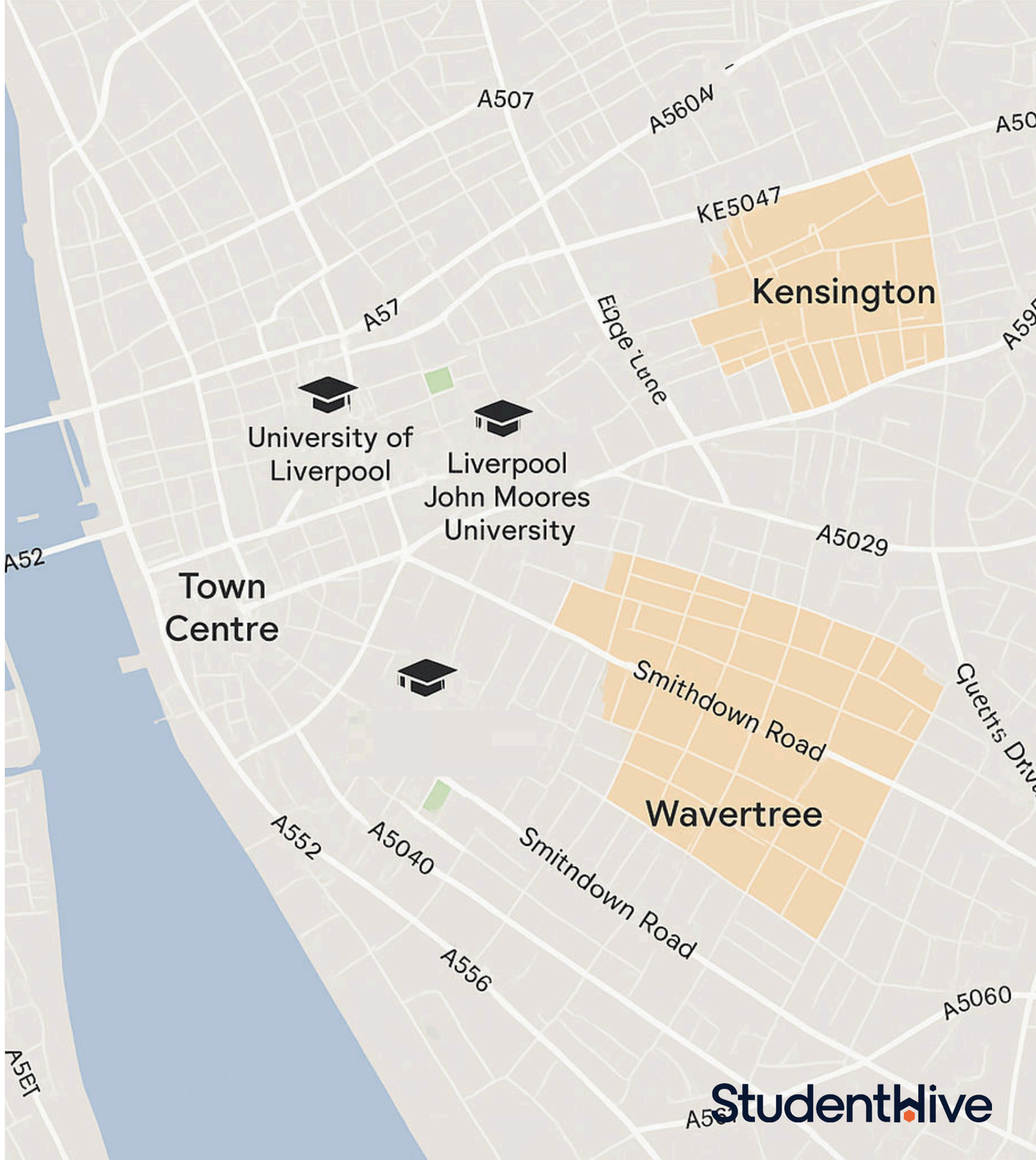
WAVERTREE

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 popularity.

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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