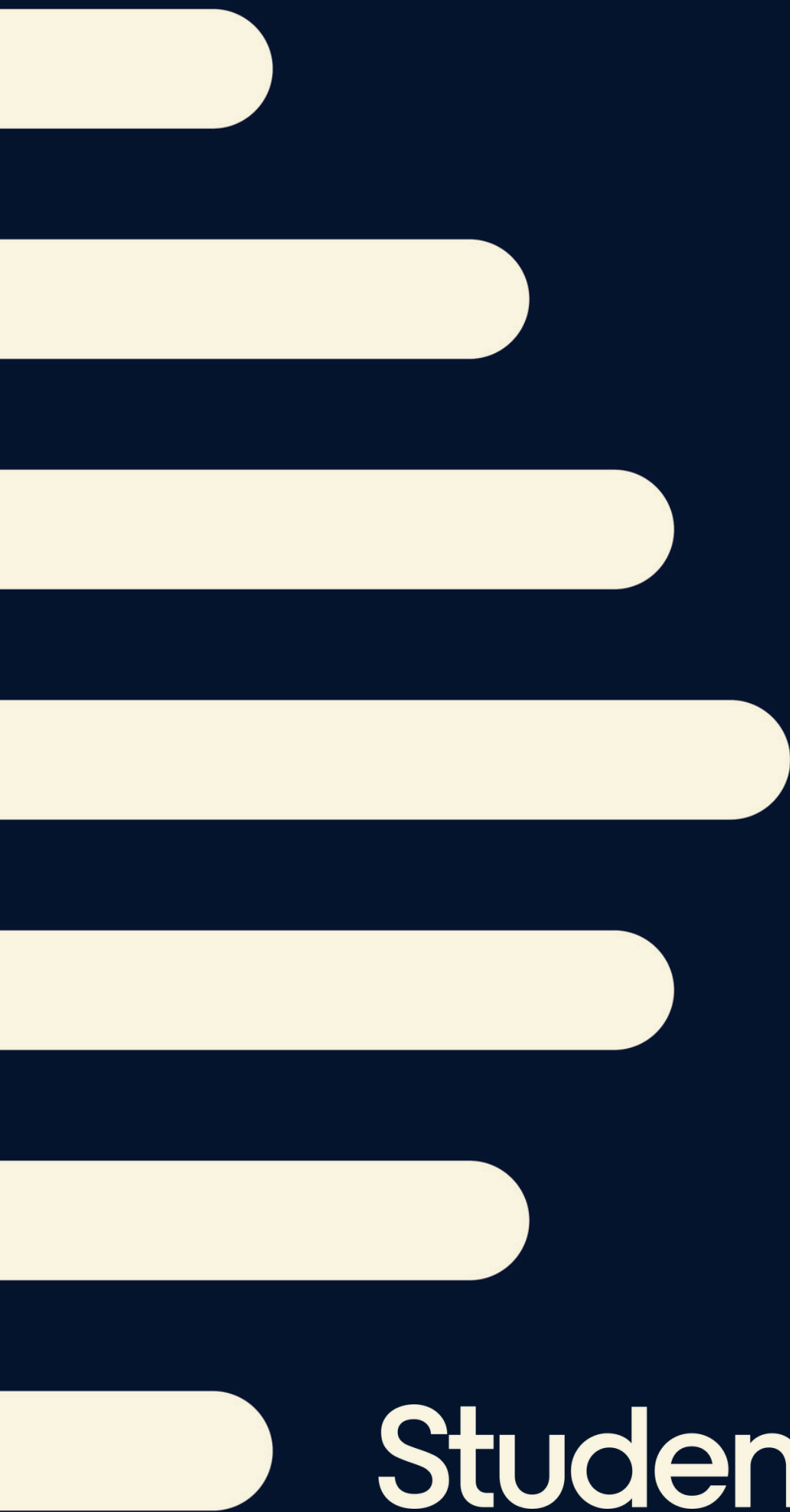




The Old Bank

x15 Unit Student Block

3 Holland Place, Knowledge Quarter, Liverpool L7 8TU



THE OVERVIEW

StudentHive are delighted to present for sale this Freehold block, currently configured as a 3 bed, 4 bed and 8 bed (15 beds total), each of which with their own entrance.

The block has planning in place for a "16 Unit Student Block" (Reference 13F/0851) and is located on the edge of Liverpool's Knowledge Quarter, within walk distance of multiple university campuses, making it an ideal location for students.

Although marketing for students didn't start until August, it is expected the block will be fully let for the 26/27 year to students. It's estimated to achieve c. £80,580 per annum. This should be able to reach in the region of £90,000 per annum the following academic year.

Being offered at a sale price of **£750,000**, it is being sold at an incredibly attractive £50k Per Bed. There is also huge potential with the site, with an exceptionally large rear yard which could be suitable for further development (subject to planning).

KEY DETAILS



Location: Knowledge Quarter



Asking Price: £750,000



Expected Rent 26/27 Academic Year: £80,580



x3 Bed, x4 bed & x8 bed Apartments



Expected to be fully let for 26/27



Potential Gross Rent: £91,290+



Planning Permission in Place





INVESTMENT OVERVIEW

- The asking price for the building & freehold is **£750,000 (equiv. £50,000 per bed)**
- The property gained planning permission in 2013 for **"To convert existing premises to 16 units of student accommodation with communal gardens"** reference 13F/0851.
- The building is split up into a **3 bed** apartment, a **4 bed** apartment & an **8 bed** apartment (15 beds total) with a very large shared rear yard.
- It is expected that the property will be fully let to students soon, at £120pppw for the 4 bed apartment & £100pppw for the 8 bed and 3 bed which would be the equivalent to **£80,580 per annum.**
- The building was not being optimised and a new student letting agent was instructed in August, so the marketing for students began very late. As such, there is healthy **room to increase the rents** for the 27/28 academic year, with an estimated rental value of **£91,290 per annum.**
- The property is located in an ideal location for students in Liverpools Knowledge Quarter. A **10-12 minute walk** from the main University of Liverpool Campus and **20-25 minute walk** from Liverpool John Moores University Campus.
- Subject to the relevant permissions, there could be scope for **further development**, with a large plot of land in the rear yard.

ASKING PRICE £750,000

3 HOLLAND PLACE

LIVERPOOL L7 8TU

Ideally located on the eastern edge of Liverpool's Knowledge Quarter – within easy walking distance of the city's leading universities and student amenities.

- 1 THE PROPERTY**
3 Holland Place, L7 8TU
- 2 UNIVERSITY OF LIVERPOOL Main Campus**
10 – 12 min walk (0.5 miles)
- 3 UNIVERSITY OF LIVERPOOL International College (Paddington Village)**
6 – 8 min walk (0.3 – 0.4 miles)
- 4 LJMU MOUNT PLEASANT CAMPUS**
20 – 25 min walk (1.0 – 1.2 miles)
- 5 LJMU COPPERAS HILL (Student Life Building)**
25 – 30 min walk (1.3 miles)
- 6 LJMU CITY CAMPUS (Byrom Street)**
30 – 35 min walk (1.5 – 1.7 miles) or short bus / cycle
- 7 ROYAL LIVERPOOL UNIVERSITY HOSPITAL**
10 – 15 min walk (0.6 miles)
- 8 LIVERPOOL LIME STREET STATION**
20 – 25 min walk (1.2 miles)
- 9 LIVERPOOL CITY CENTRE**
20 – 25 min walk (1.2 miles)



All distances are approximate and based on walking routes.



SNAPSHOTS



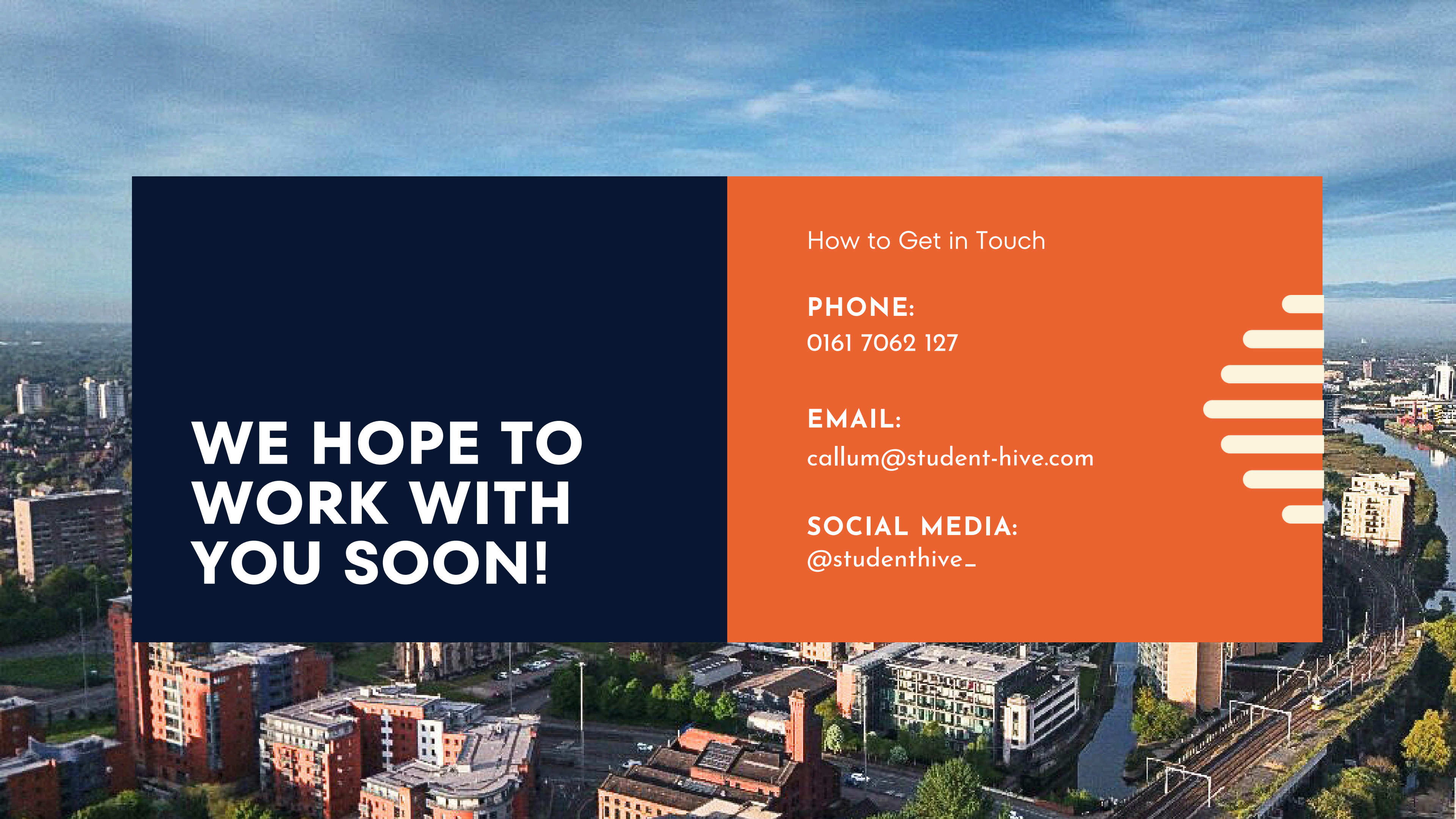


StudentHive



SNAPSHOTS



An aerial photograph of a city, likely Glasgow, showing a mix of modern and older architecture, a river, and railway tracks. The image is used as a background for a promotional graphic.

WE HOPE TO WORK WITH YOU SOON!

How to Get in Touch

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