

# AMICUS HOUSE

STABILISED HMO IN GOOD LOCATION PROVIDING 36 BEDS



Lambert  
Smith  
Hampton

**AMICUS HOUSE**

11 ECCLESTON STREET, SAINT HELENS, WA10 2PG

## INVESTMENT SUMMARY

- Stabilised 36-bed HMO investment opportunity with a strong occupational history
- Freehold opportunity held on two titles; MS396566 & MS635425
- Strong location in central St Helens within walking distance of the town centre amenities and retail areas
- All units are currently let subject to Assured Shorthold Tenancy agreements, producing a gross income of £259,980 per annum
- The property benefits from multiple off-street car parking to the front elevation
- **We are instructed to seek offers in excess of £2,100,000 (Two Million One Hundred Thousand Pounds), for the freehold interest, subject to contract and VAT is not applicable. A purchase at this level reflects a gross yield of 12.38%**



LOCATION

St Helens is a metropolitan borough in Merseyside, forming part of the Liverpool City Region. The borough has a population of approximately 183,400 (ONS 2025). It is strategically located in the North West of England, around 11 miles east of Liverpool, 23 miles west of Manchester, and approximately 180 miles northwest of London.

Historically renowned for its glassmaking and coal mining industries, St Helens has evolved into a diverse economy with strengths in logistics, manufacturing, retail, and healthcare. The borough benefits from its proximity to major transport corridors, including the M62 motorway, which provides excellent connectivity to Liverpool, Manchester, and the wider motorway network. Rail services from St Helens Central and St Helens Junction offer direct links to Liverpool, Wigan, and Manchester, while a £32m investment in a new St Helens Transport Interchange will further enhance connectivity by 2026.



The subject property is well positioned within an area that combines residential and commercial uses. Within a 5-minute drive-time radius, the locality includes a mix of housing types, with private renting accounting for around 15% of households (ONS 2021), reflecting a healthy rental market.

Retail and leisure amenities include Church Square Shopping Centre and Ravenhead Retail Park, while cultural and sporting attractions such as the Totally Wicked Stadium (home of St Helens R.F.C.) contribute to the town's strong community identity. Major employment hubs include Lea Green Business Park, Sherdley Business Park, and Alexandra Business Park, supporting a range of industrial and office-based employers.

Education provision is strong, with St Helens College and University Centre offering further and higher education opportunities, alongside Carmel College, a leading sixth form provider.

## SITUATION

Amicus House occupies a prominent position on Eccleston Street, in the heart of St Helens town centre. The property benefits from excellent connectivity, with St Helens Central Station approximately 0.4 miles away, providing direct rail services to Liverpool and Wigan. Road access is strong, with the A58 and A570 linking to the M62 motorway within a short drive, offering convenient routes to Liverpool, Manchester, and the wider North West.



The surrounding area is a mix of retail, leisure, and residential uses, with nearby amenities including Church Square Shopping Centre, Ravenhead Retail Park, and a range of cafés and restaurants

**ECCLESTON STREET**  
**ST HELENS** WA10

## ST HELENS RESIDENTIAL MARKET

The St Helens residential property market continues to demonstrate strong and stable growth, with average house prices reaching £172,000 in July 2025, an annual increase of 2.0%. Meanwhile, the rental market has shown even more dynamic performance, with average private rents rising by 8.9% over the year to £757 per calendar month as of August 2025.

This upward trend in both sales and lettings not only reflects growing demand but also positions St Helens ahead of the national average, where house prices and rents rose by 3.9% and 6.7% respectively.

These figures highlight the town's increasing appeal to both homebuyers and investors, underpinned by its affordability, connectivity, and ongoing regeneration. (Source: ONS).





ASDA ST HELENS  
SUPER STORE

LIDL

ECCLESTON STREET

AMICUS HOUSE

ALDI

TOWN  
HALL  
ST HELENS  
COLLEGE

COSTA  
COFFEE

TRAIN  
STATION

CINEMA

SHOPPING  
CENTER

BUS  
STATION

BOWLING

DESCRIPTION

Amicus House is a modern residential development of traditional brick construction beneath a flat roof. The property underwent conversion, transforming a former plumbing supply store into a HMO scheme, and was completed in January 2020. The scheme is arranged over ground and first floors and provides a total of 36 HMO units across 9 self-contained apartments.

The building includes a rear access passage with external stairs providing access to the first floor, as well as some off-street parking to the front elevation.

Internally, each of the 9 apartments includes 4 HMO rooms with en-suites and a shared kitchen. They have been finished to a good modern specification with a fitted contemporary kitchens including laminate work tops, electrical cooker hob & extractor fan, built in fridge/freezer and integrated washer and dryers.



36 HMO UNITS



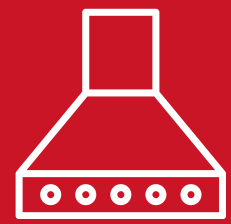
ALL EN-SUITE ROOMS



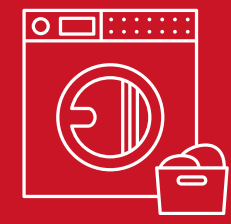
ROOMS SMART METER CONTROLLED



KITCHENS



EXTRACTOR FAN



WASHER & DRYERS

ECCLESTON STREET  
ST HELENSWA10

TITLE AND TENURE

Freehold – the property is held under Title No’s MS396566 & MS635425.

EPC

All the apartments have an EPC rating of D, and the certificates are available in the dataroom.

METHOD OF SALE

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

PROPOSAL

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INSPECTION & FURTHER INFORMATION

The property may be inspected by prior appointment only via the vendor’s sole selling agent, Lambert Smith Hampton.

DATAROOM

A full suite of documents are available to view and download from the data room, please enquire with the sales team for access.



FOR FURTHER INFORMATION

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