



**BNP PARIBAS
REAL ESTATE**

| Real Estate for a changing world

LEEDS RESIDENTIAL INVESTMENTS

BOSTON EXCHANGE, LS4 2AJ AND 83 CARDIGAN LANE, LS4 2LN



12 FIVE AND SIX BEDROOM HOUSES AND UNBROKEN BLOCK OF 22 APARTMENTS



**BNP PARIBAS
REAL ESTATE**



parklane group

Boston Exchange & 83 Cardigan Lane

Newly Constructed and Income Producing Residential Investments in Leeds

OVERVIEW

- Rare opportunity to acquire two recently constructed and income producing freehold residential investments in north Leeds
- 12 houses comprising 4 five beds and 8 six beds
- Unbroken block of 22 self contained apartments comprising 18 studios and 4 one beds
- Constructed to a high standard and specifically designed for students and young professionals
- Fully let for 2019/20
- 34 lettings on Assured Shorthold Tenancies
- Projected 2019/20 gross annual rental income circa £639,000
- Circa £24,000 or 4% increase on 2018/19 gross annual rental income
- Attractive location for both students and young professionals in close proximity to Universities, Leeds City Centre and Headingley town centre, as well as Burley Park and Headingley train stations



Boston Exchange



83 Cardigan Lane

(Red lines shown for identification purposes only)

Boston Exchange & 83 Cardigan Lane

Newly Constructed and Income Producing Residential Investments in Leeds

DESCRIPTION AND LOCATION

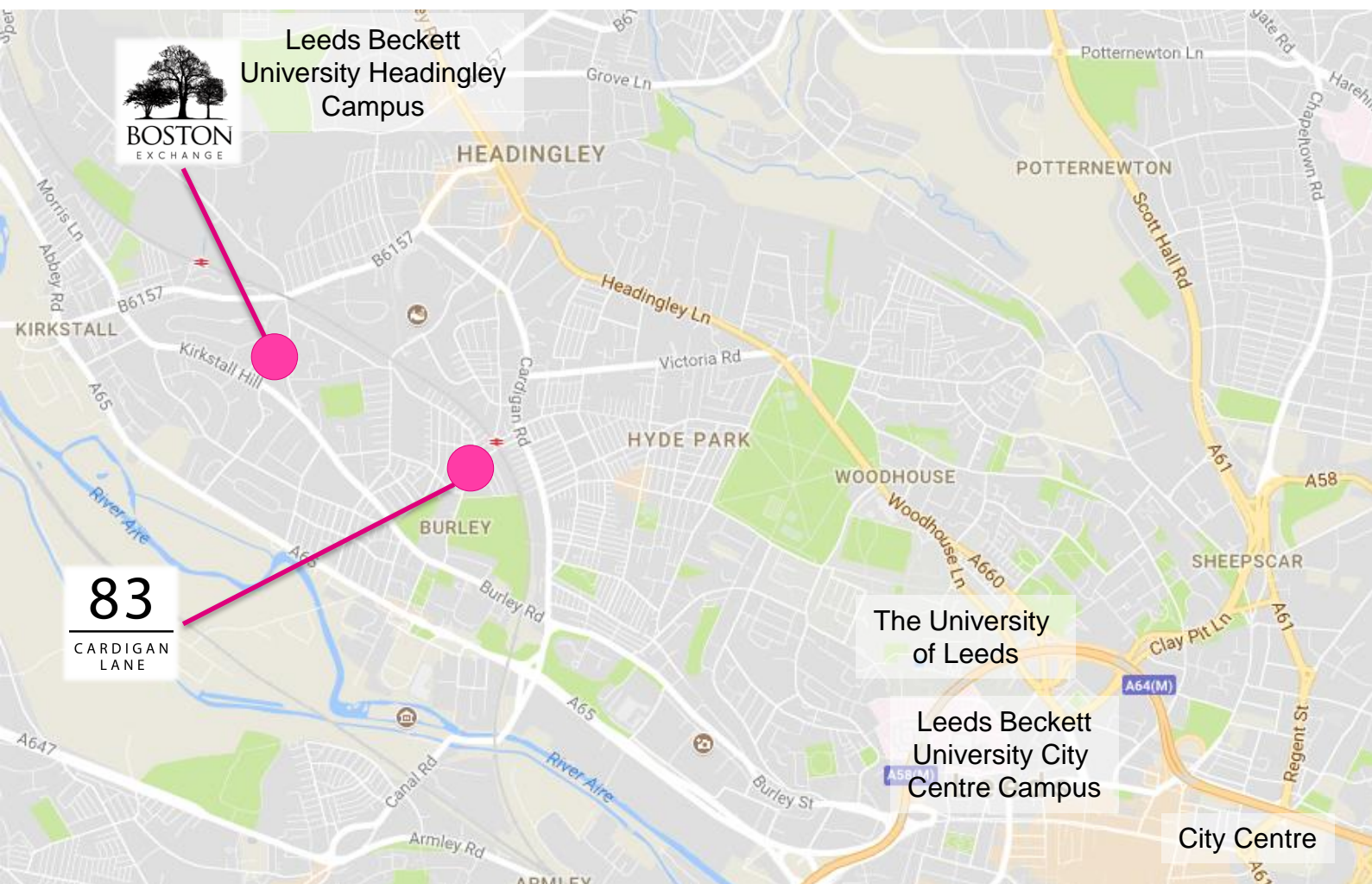
83 Cardigan Lane comprises a block of 18 studio and 4 one bed apartments plus car parking constructed in 2016. All of the apartments are let on Assured Shorthold Tenancies.

Located to the west of Cardigan Lane, 83 Cardigan Lane is close to Burley Park and Burley Park Train Station. The surrounding area is predominantly residential with local amenities including The Co-op and Sainsbury's (both within 400 m).

Boston Exchange comprises 12 HMO licenced five and six bedroom houses all let on Assured Shorthold Tenancies, with car parking, private gardens and a woodland area to the south.

Located to the west of St Ann's Lane and south of St Ann's Close, Boston Exchange is close to both Burley Park and Headingley Train Stations. Again, the surrounding area is predominantly residential, with Headingley Stadium, Yorkshire County Cricket Club, Kirkstall Leisure Centre and Morrisons all within a short walk.

Both of the properties are a circa 20 minute walk from the retail and leisure centre of Headingley, The University of Leeds and Leeds Beckett University's City Centre and Headingley Campus'. Leeds City Centre is a short bus or train journey from both properties, where direct rail links are available to London (circa 2 hours), as well as Manchester, Newcastle, York, Edinburgh, Sheffield, Hull and a number of other major town and cities.



Sale

Boston Exchange

12 Five and Six Bed Houses offering boutique townhouse living



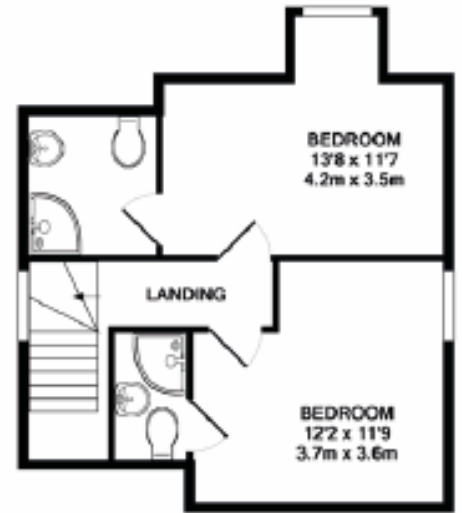
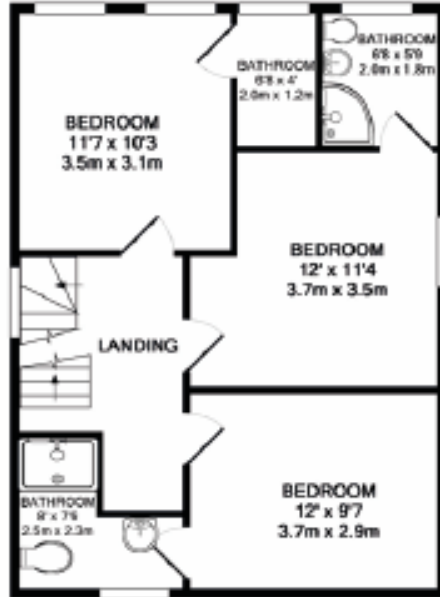
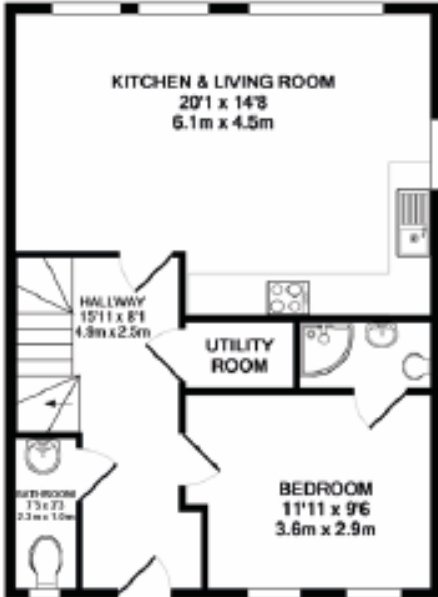
- Spacious and stylish design throughout
- Fully furnished
- All inclusive gas, water and electricity
- Off street parking for two cars per property
- Contemporary open plan living room and kitchen
- Double bedrooms and private en-suites



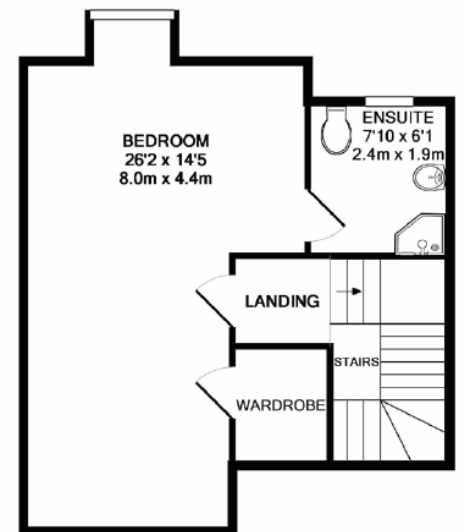
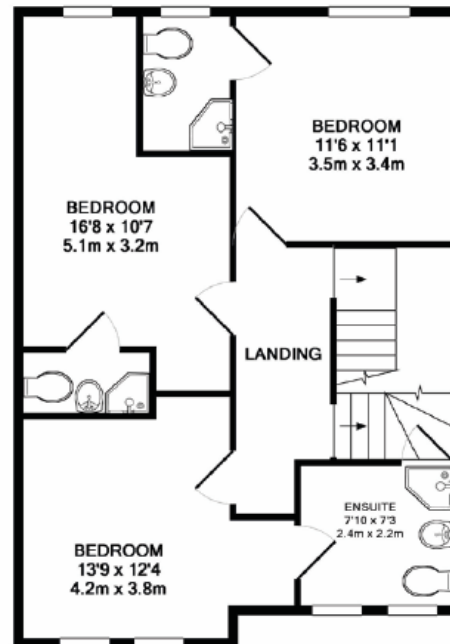
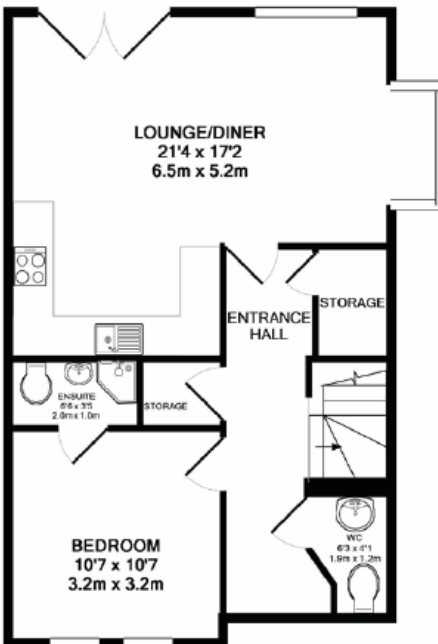
Sale

Boston Exchange

Typical Floor Plans



TOTAL APPROX FLOOR AREA 1498 SQ. FT. (139.2 SQ. M)



TOTAL APPROX FLOOR AREA 1721 SQ. FT. (159.9 SQ. M)

Sale

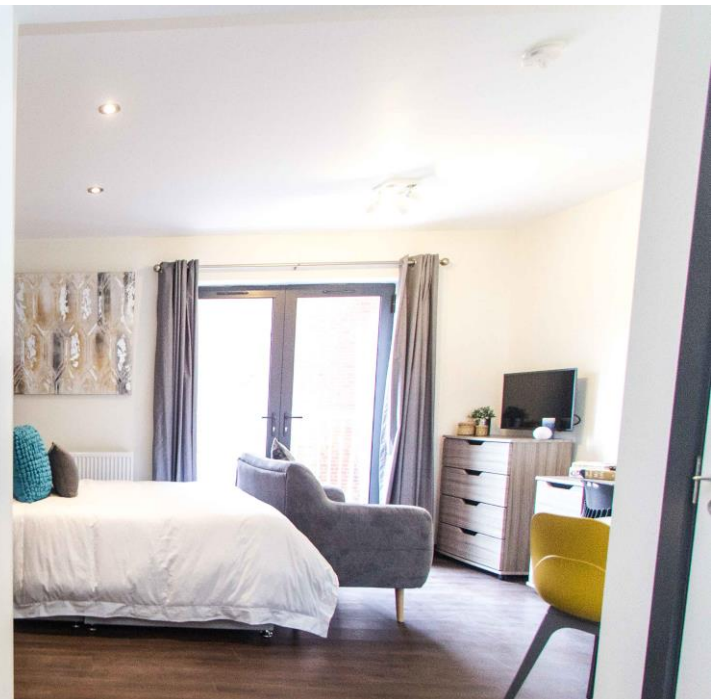
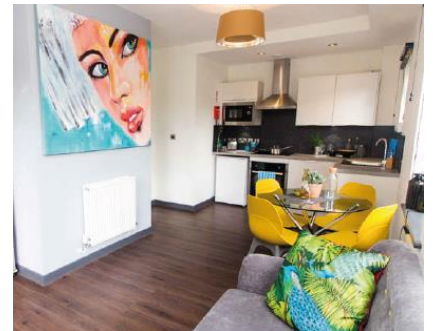
83 Cardigan Lane

22 Studio and One Bed Apartments for students and professionals

83

CARDIGAN
LANE

- Studios are open plan with kitchen, living, study and bedroom areas, with a private en-suite
- Each apartment is fully furnished with all inclusive gas, water and electricity
- Modern and spacious design
- One Bed Apartments have a large open plan Living Room Kitchen area, with separate double bedroom and bathroom



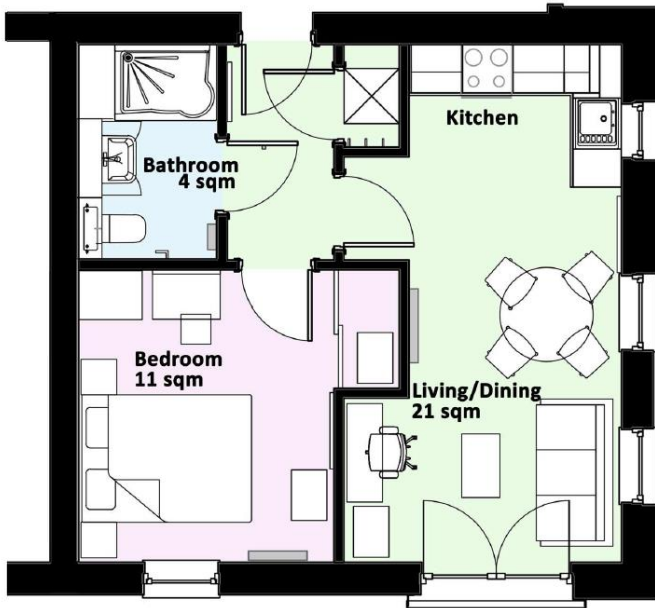
Sale

83 Cardigan Lane

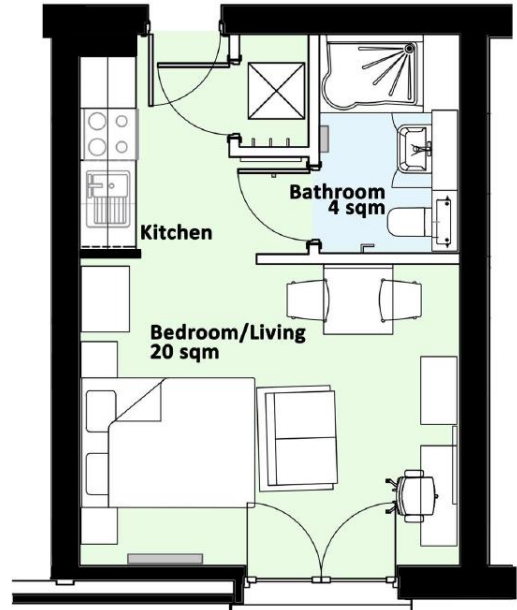
Typical Floor Plans

83

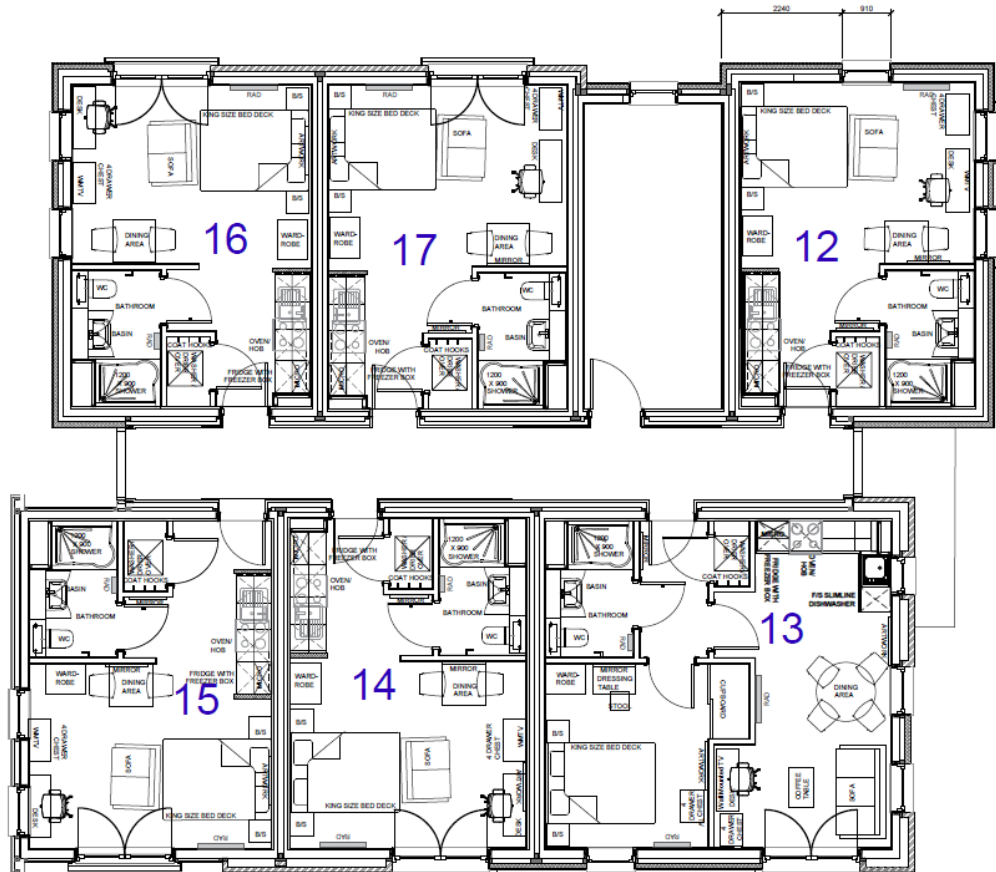
CARDIGAN
LANE



TYPICAL 1 BED APARTMENT
APPROX 403 SQ. FT (37.4 SQ. M)



TYPICAL STUDIO APARTMENT
APPROX 299 SQ. FT (27.8 SQ M)



FIRST FLOOR LAYOUT

Leeds

DEMOGRAPHICS

Leeds is the third largest city in the UK, with a population of circa 751,000 recorded at the 2011 census. Other key statistics from the Census include:

- 17.5% of the population in Leeds are in the 20-29 age category, significantly higher than the England and Wales average of 13.6%.
- The proportion of households renting from a private landlord or letting agency doubled to 16.7% from 8.4% in 2001.
- 13% of the population in Leeds are students, considerably higher than the England and Wales average of 13.6%.

Leeds is home to a number of higher and further education institutions including the University of Leeds, Leeds Beckett University, Leeds Trinity University and Leeds Arts University. A report commissioned by Leeds City Council shows that 63% of students in Leeds live in the Burley / Headingley / Hyde Park area.

Leeds is the UK headquarter for companies including Asda Walmart, Arla Foods and GHD. Other major employers in the city centre include PwC, Lloyds Bank, RBS and KPMG. The Bank of England, headquartered in London, has its secondary office in Leeds.



Victoria Gate Shopping Centre



Trinity Shopping Centre



Corn Exchange

Leeds

AMENITY OFFERING

Leeds' retail offering has improved considerably in recent years, with the opening of Land Securities' Trinity Leeds in 2013 and Hammerson's Victoria Gate shopping centre which opened in 2016.

Alongside major retailers including John Lewis and Harvey Nichols, these developments have attracted premium restaurants brands. Victoria Gate also includes a Casino offering three floors of entertainment including a cocktail bar and on-site V restaurant.

The 13,500 capacity First Direct Arena is one of the busiest multi-entertainment music venues in the UK, and was the UK's first purpose built 'super-theatre' arena. Voted the best new venue in the world in 2014, the arena attracts over 1m visitors per annum.

Headingley has an abundance of amenities, including shops, cafes, restaurants, traditional pubs and contemporary styled bars. Headingley stadium hosts international cricket and is home Yorkshire County Cricket, Leeds Rhinos rugby league and Yorkshire Carnegie rugby union clubs.



Boston Exchange & 83 Cardigan Lane

Newly Constructed and Income Producing Residential Investments in Leeds



RENTAL INCOME

At September 2019, all of the apartments and houses are let on Assured Shorthold Tenancies. Current projected gross annual rental income for the 2019/20 academic year is £639,164, with the split for each property summarised in the table below. This represents an increase of circa £24,000 or 4% on the gross annual rental income for the 2018/19 academic year.

A detailed breakdown of historic, current and projected rents for each of the houses and apartments is available separately (see below).

Property	Projected 2019-20 Gross Annual Income
83 Cardigan Lane	£209,089
Boston Exchange Court	£430,075
Total	£639,164

FURTHER INFORMATION

Further information, including detailed rent and cost breakdowns, Building and Floor Plans, EPCs, Photos, a Schedule of Planning Applications, a Sample AST and Title Registers and Plans are available by request.

METHOD OF SALE

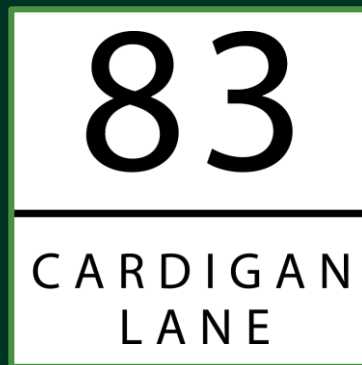
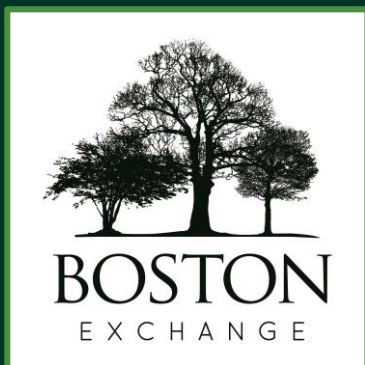
Offers are invited for individual lots or both Properties combined by way of Private Treaty, subject to our right to conclude marketing by way of an Informal Tender.

The vendor does not undertake to accept the highest or any offer submitted.

VIEWINGS

The Properties will be subject to block viewing arrangements via appointment and will not be available to view internally outside these times.

For additional information or to arrange a viewing, please contact the vendors' sole agent BNP Paribas Real Estate – contact details over the page.



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