

5a
PAUL STREET
LIVERPOOL L3 6DX



THE OVERVIEW

StudentHive are incredibly excited to present this 6 Bedroom HMO located in a remarkably central location in Liverpools town centre. Situated in Vauxhall L3, the property is currently let to professionals however has historically been let to students & will be marketed for students come October.

One of the rooms is undergoing a light refurbishment and the property will be sold with all 6 rooms fully-let, making it a fantastic turn-key investment in a location bound for exceptional capital appreciation in the years to come.

KEY DETAILS



Location: Liverpool



Asking Price: £285,000



Estimated Rental Value: £35,220



Bedrooms: 6



Bathrooms: 4



Gross Yield: 12.3% (Based on ERV)



To be sold Fully-Let



Turn-key Opportunity

THE INVESTMENT

Nestled in the heart of Liverpool city centre, 5a Paul Street presents a rare opportunity to acquire a six-bedroom licensed HMO. Set across 4 floors and boasting 120m2 of space, this freehold Townhouse has all the fundamentals of a great investment. This HMO has historically been let to students for over 8 years - the owners recently decided to do some refurbishment works to the property which meant they temporarily switched to working professionals.

5 out of 6 of the rooms are let, with the 6th bedroom currently under refurbishment. As soon as refurbishment is finished (which will be within the next 4 weeks) the room will be re-let again on a 6 month contract to a professional. If the vendor was keeping the property, they would market the property for students again in October so that it was let to students for the 26/27 academic year. This presents prospective investors with the choice of keeping the property as a fully-let professional HMO or moving it back over to student.

THE STUDENT ANGLE

One of the key benefits to this property is the location and the versatility it provides. Due to being located in such a central position, the HMO has high demand for both professionals and students. For professionals, the property is just minutes from Liverpool's commercial core ideal for professionals working in the business district, law courts, Royal Liverpool Hospital, and surrounding areas. For students, they're less than a 10-minute walk from the University of Liverpool, Liverpool John Moores University, and Liverpool School of Tropical Medicine making it a highly desirable location. This is made evident in the success the property has had in the past being continuously let to students. On top of this, the managing agent successfully manages another student HMO on the same road.

ESTIMATED BILL COSTS (STUDENT)

PRODUCT	MONTHLY COST
Gas	£150.00
Electricity	£150.00
Water	£40.00
Broadband	£30.00
TV License	£15.00
Management	£410.00
Total Cost	£795.90

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	£285,000
Monthly Rent (Once fully let)	£2,935.00
Estimated Monthly Operating Cost	£795.90
Monthly Net Profit	£2,139.10
Gross Yield	12.3%
Net Yield	9%

IIF A BUYER DECIDES TO USE A MORTGAGE ON A 75% LTV AT 6% ANNUAL INTEREST, THIS PROPERTY WOULD PROFIT, PER MONTH, IN THE REGION OF £714.10 (BEFORE MAINTENANCE)

SUMMARY

The above costs are based on the property being re-let to students. The figures for the professional route would be very similar, except the owner would be responsible for paying council tax which will come off the profit. With a professional HMO, you would likely also need to factor in for voids.

The above figures are estimates & will naturally vary. Maintenance has not been factored in to the above figures. Any prospective investor will need to do their own due dilligence.

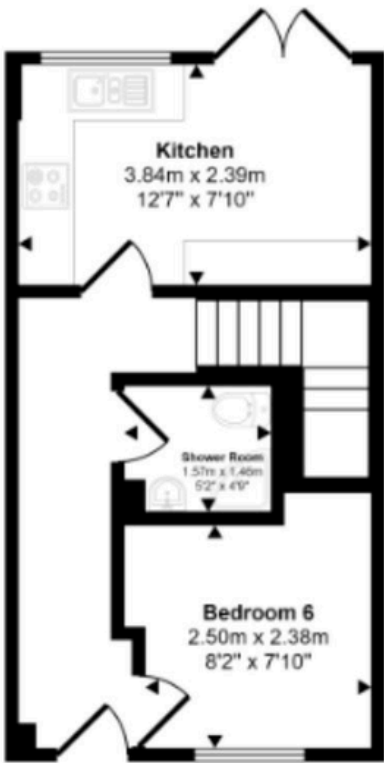


THE INVESTMENT
PROPERTY

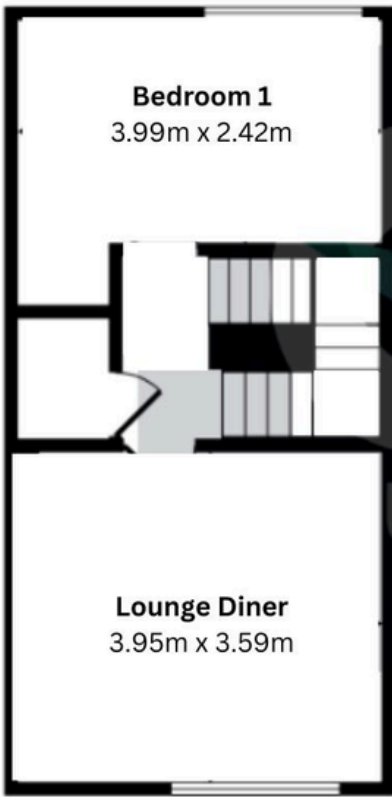
FLOOR PLAN

Floorplan

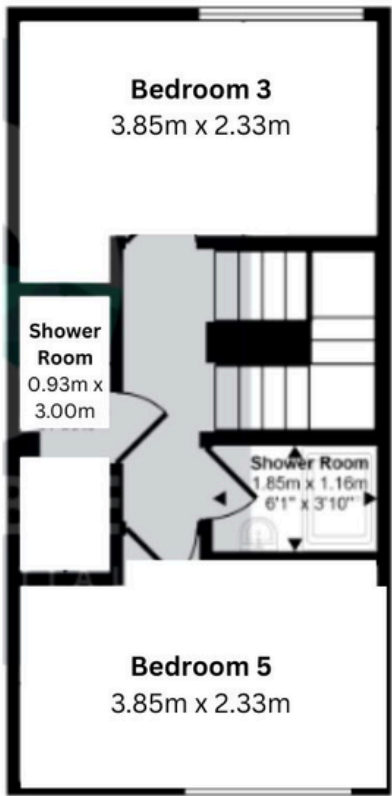
Approx Gross Internal Area
120 sq m / 1293 sq ft



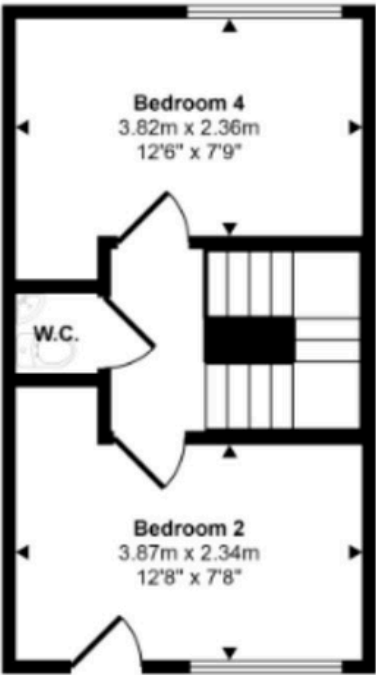
Ground Floor
Approx 29 sq m / 308 sq ft



First Floor
Approx 33 sq m / 354 sq ft



Second Floor
Approx 32 sq m / 344 sq ft



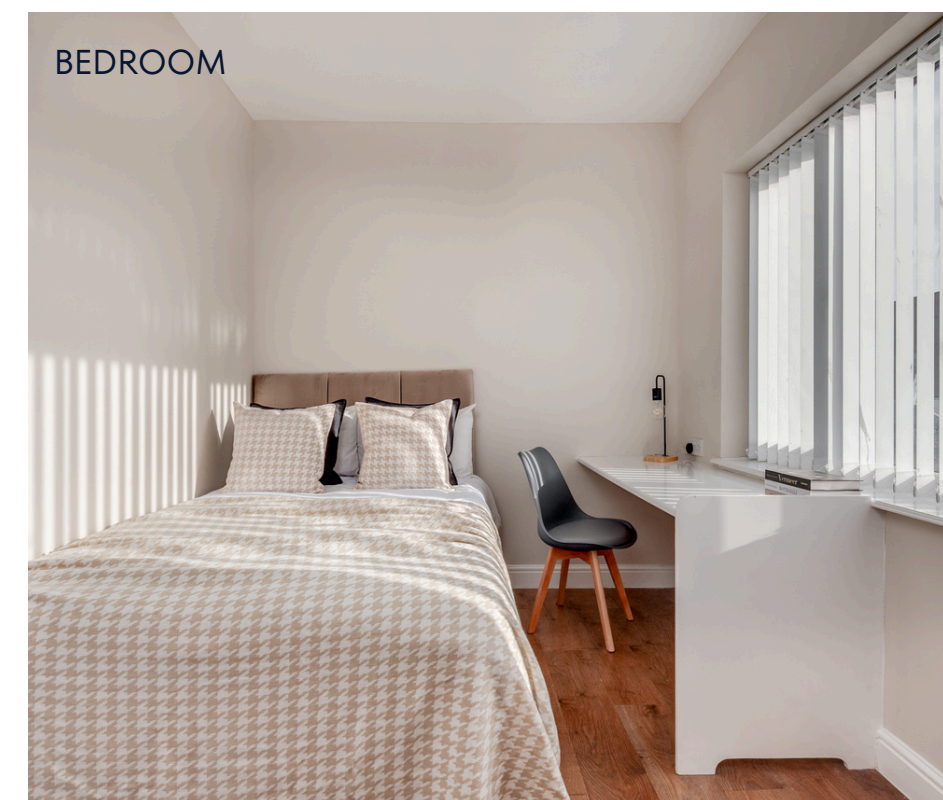
Third Floor
Approx 27 sq m / 287 sq ft

ROOF TERRACE

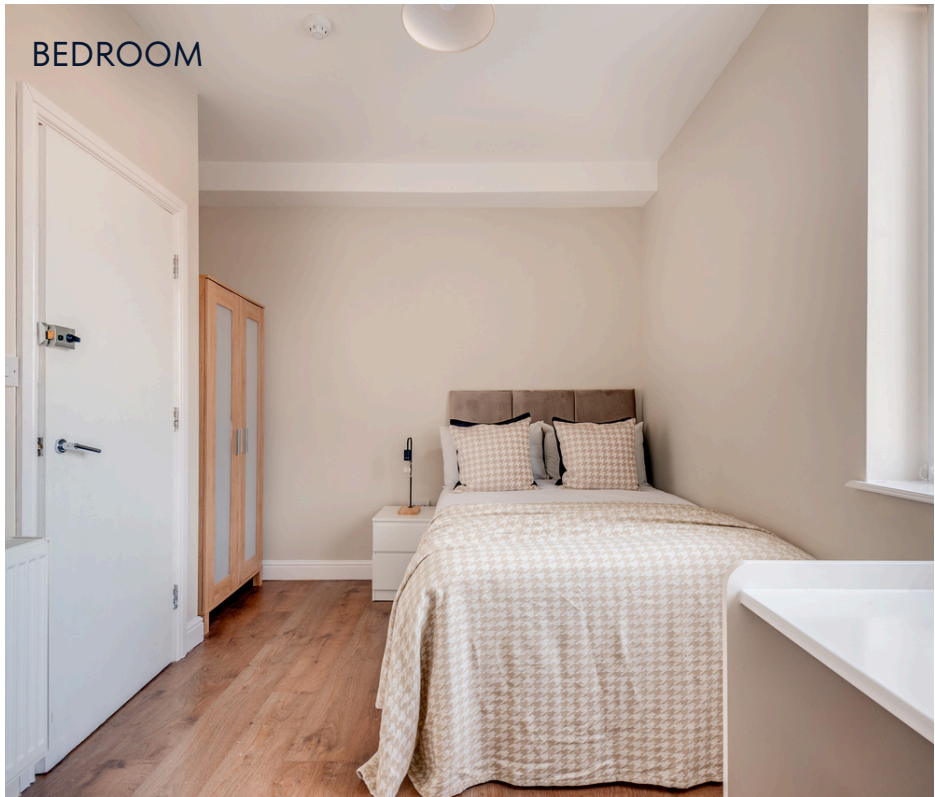


5A PAUL STREET, LIVERPOOL

THE PROPERTY

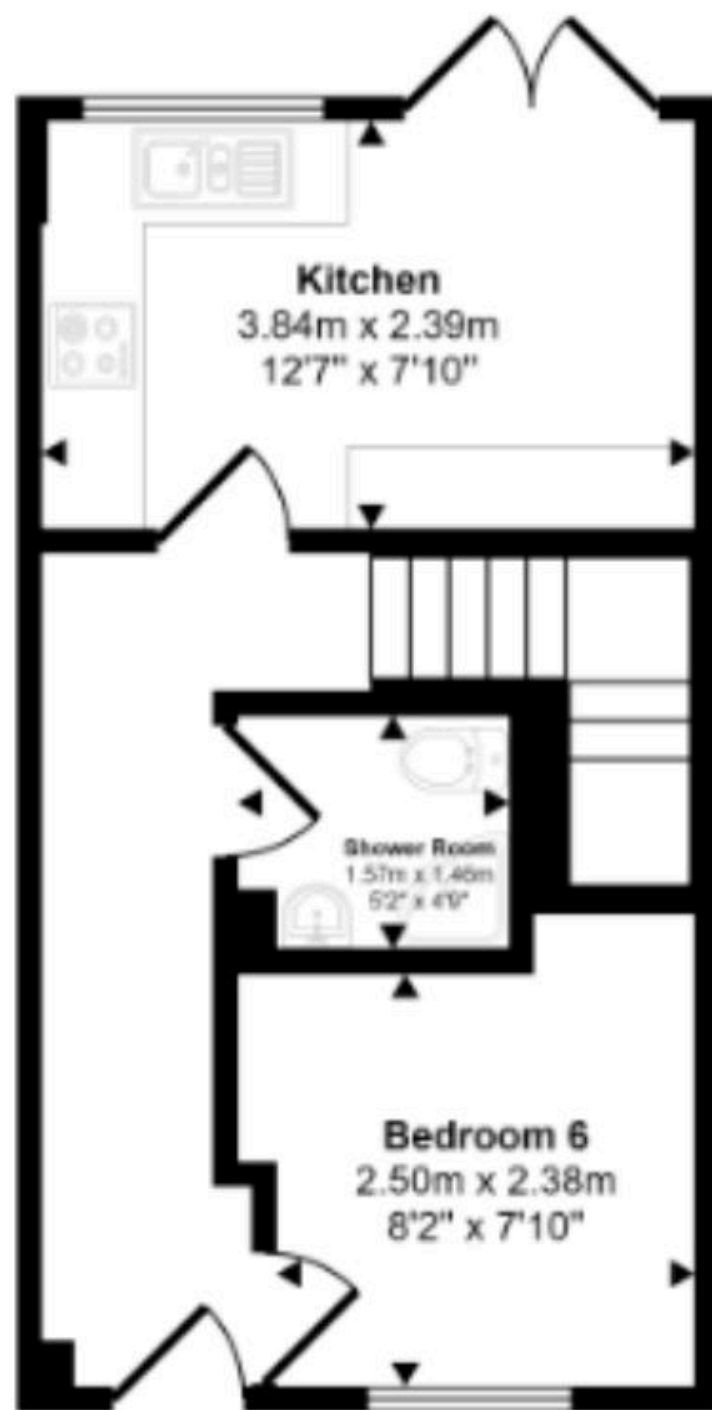


THE PROPERTY



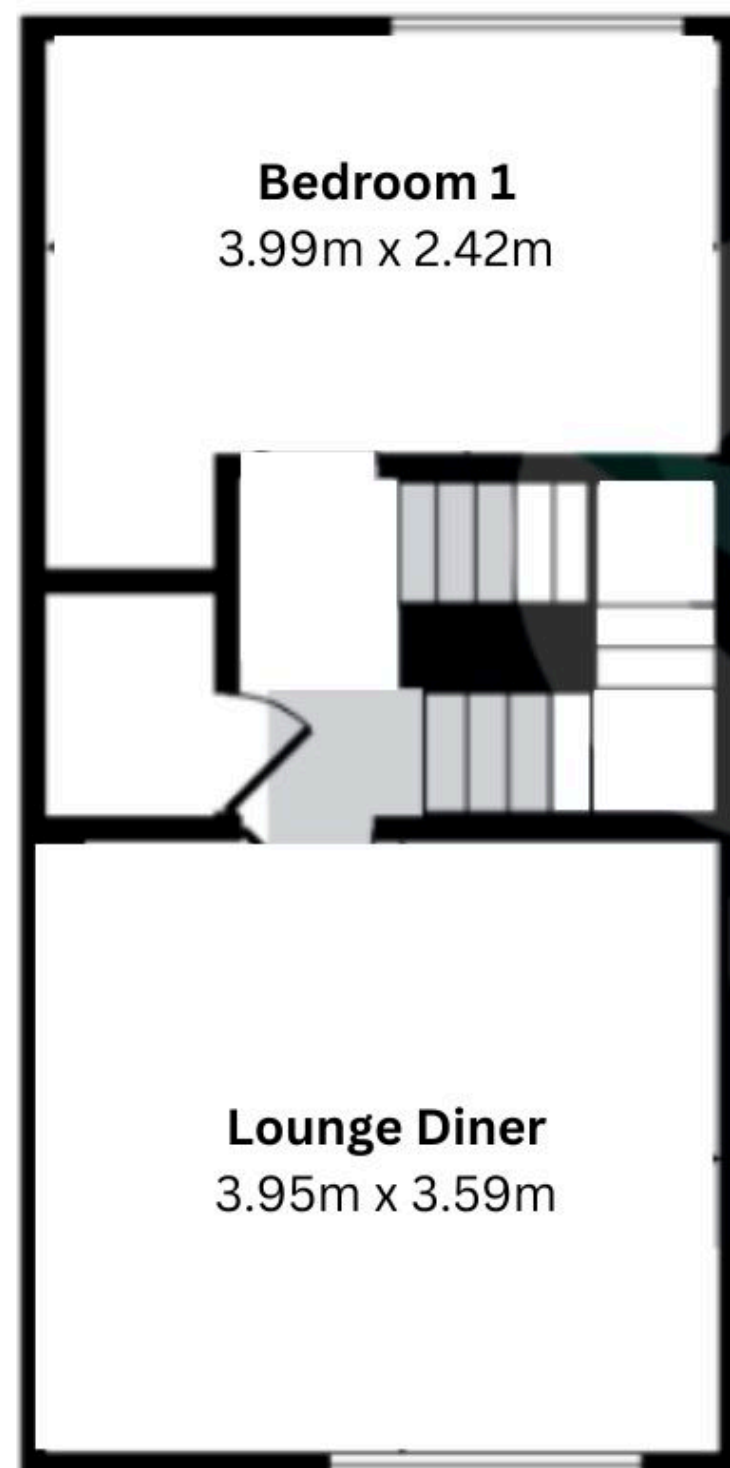
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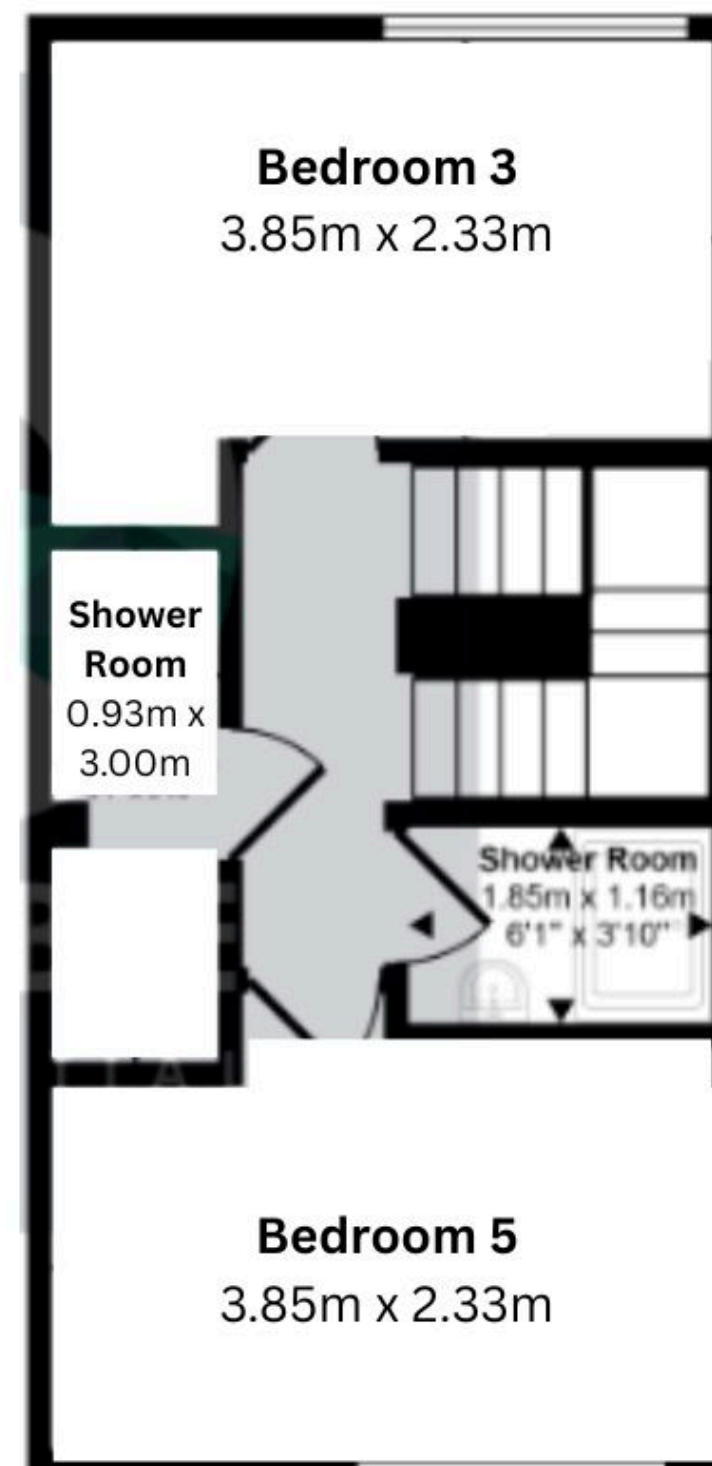
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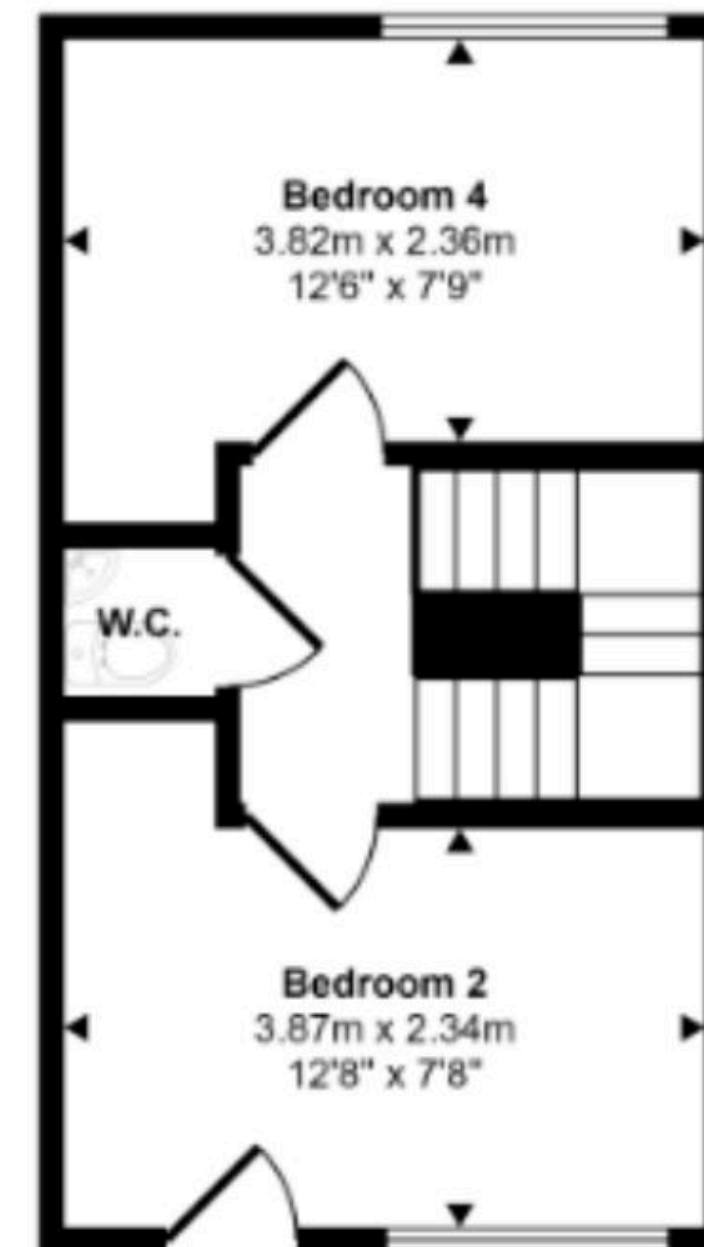
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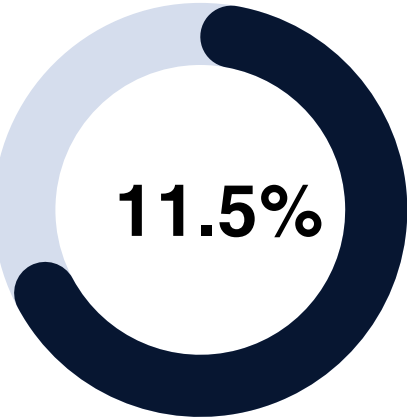


LIVERPOOL STUDENT MARKET HIGHLIGHTS

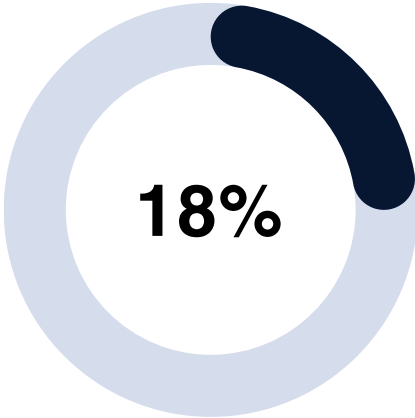
Liverpool is a prominent student city in the UK, home to four universities and a vibrant student population of around 70,000. Among these institutions, one is part of the prestigious Russell Group:

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

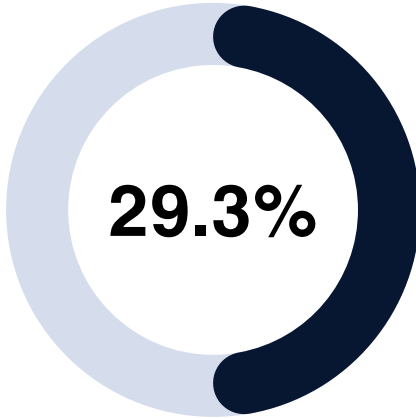
Liverpool stands out with its below-average property prices, making it one of the highest-yielding university cities in the UK. With universities frequently over-subscribed and demand for student accommodation consistently outpacing supply, it presents a compelling opportunity for investment. Notably,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

How to Get in Touch

**LET'S TALK
ABOUT YOUR
INVESTMENT!**

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