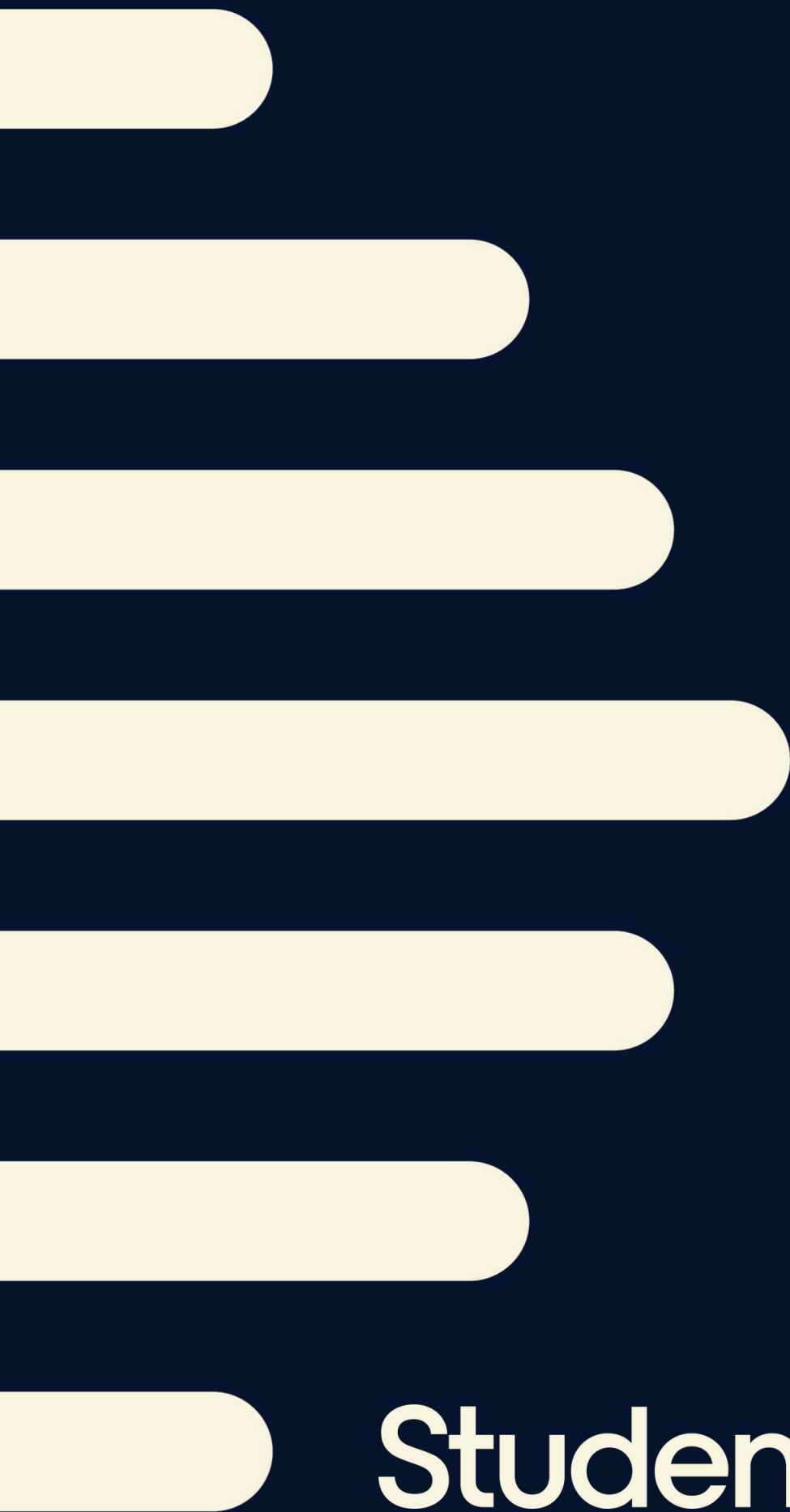




59 Leopold Road

LIVERPOOL L7 8SR



THE OVERVIEW

StudentHive are pleased to present this Freehold Mid-Terraced 6 Bedroom HMO located in the ever-popular student district of Kensington Fields in Liverpool L7.

Located within a short 15 minute walk from Liverpool University, its in a prime student area - the property has not been let for the 25/26 Academic year (for reasons outlined further into the document) and is currently vacant, however marketing will begin for the 26/27 year come October.

KEY DETAILS



Location: Kensington Fields, Liverpool



Asking Price: £340,000



Potential Rental Value: £37,440 - £39,000



Bedrooms: 6



Bathrooms: 4



Potential Yield: 11% - 11.4%



Premium Location



Asset-Management Angle

THE INVESTMENT PROPERTY

Located in the prime streets of Kensington Fields this 6 Bedroom 4 Bathroom HMO is ideally placed for Students. The property is located a short 15 minute walk from the University of Liverpool and an 8 minute walk from the Royal Liverpool University Hospital, making it a perfect locations for both undergrads and post grads.

The property is not let for the 25/26 Academic year - the property had been let to a company that was on a rolling contract who unfortunately handed notice in June 2025 which has put the vendor in a difficult situation having not marketed it to students due to being in a rolling contract.

The property is still being marketed for the 25/26 Academic year with there still being a possibility of it getting let. Marketing will begin in October for the 26/27 academic year. Therefore, if a sale was to complete at the end of 2025, the new buyer would in theory have new students moving into the property in 6 months time.

POTENTIAL OPPORTUNITY

The property had historically been let for £120pppw which equates to £37,440 per annum. Based on this figure, the gross yield is a competitive 11%. There is scope to get higher rents than this, with £125pppw well within possibility (£39,000 per annum - 11.4% yield). Due to its location there is always incredibly strong demand with students - especially due to the fact the property boasts x2 En-suite Rooms and x2 shared bathrooms, creating a good balance within the house.

ESTIMATED BILL COSTS

PRODUCT	MONTHLY COST
Gas	£175
Electricity	£175
Water	£45
Broadband	£40
TV License	£15
Council Tax	×
Total Cost	£450

KEY FIGURES

- FREEHOLD MID-TERRRACE PROPERTY
- FULLY COMPLIANT WITH CERTIFICATE OF LAWFULNESS AND HMO LICENSE
- 6 BEDROOM 4 BATHROOM HMO IN PRIME STUDENT LOCATION
- 2 EN-SUITES / 2 BATHROOMS
- PREMIUM LOCATION
- 15 MINUTE WALK FROM UNIVERSITY OF LIVERPOOL
- 8 MINUTE WALK FROM ROYAL LIVERPOOL UNIVERSITY HOSPITAL

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	£340,000
Potential Monthly Rent	£3,120
Estimated Monthly Operating Cost*	£1,163.28
Monthly Net Profit	£1,956.72
Gross Yield	11%

*I have allowed for 7.5% of rent to cover repairs/maintenance. I have included Management costs of 12%+VAT.



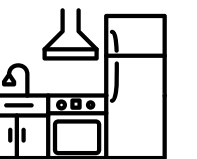
Lounge and Study Area



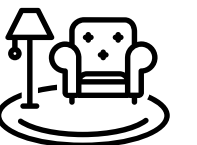
Laundry Area



En-Suites



Communal Kitchen Area



Fully Furnished

StudentHive

FRONT OF BUILDING

THE INVESTMENT PROPERTY

LIVING ROOM



59 LEOPOLD ROAD, KENSINGTON

THE PROPERTY



THE PROPERTY



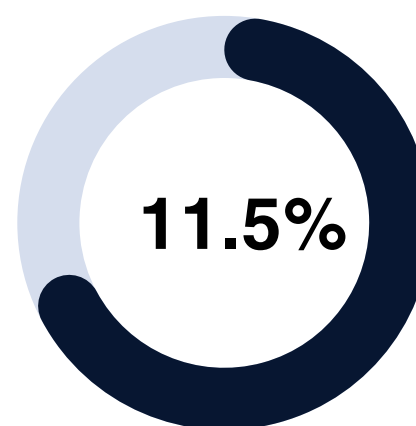


LIVERPOOL STUDENT MARKET HIGHLIGHTS

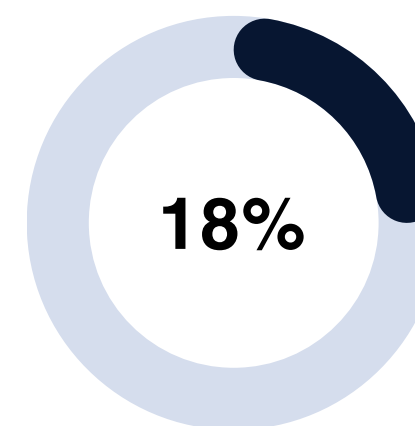
Liverpool is a prominent student city in the UK, home to four universities and a vibrant student population of around 70,000. Among these institutions, one is part of the prestigious Russell Group:

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

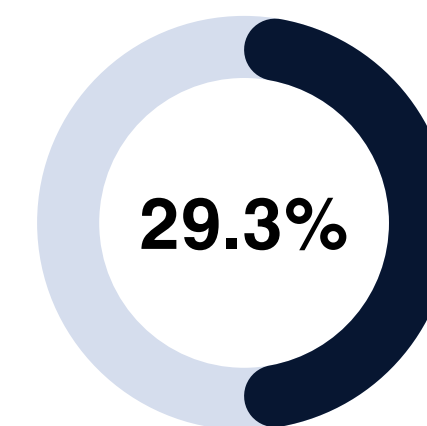
Liverpool stands out with its below-average property prices, making it one of the highest-yielding university cities in the UK. With universities frequently over-subscribed and demand for student accommodation consistently outpacing supply, it presents a compelling opportunity for investment. Notably,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

KENSINGTON

Kensington is one of the two main student areas in Liverpool and is highly sought after, especially for those wanting to be as close to the campuses and hospitals as possible. Its combination of affordability, proximity to key universities, and excellent transport links makes it a prime location for students.

Reasons Kensington is Popular with Students:

1. Proximity to Universities:

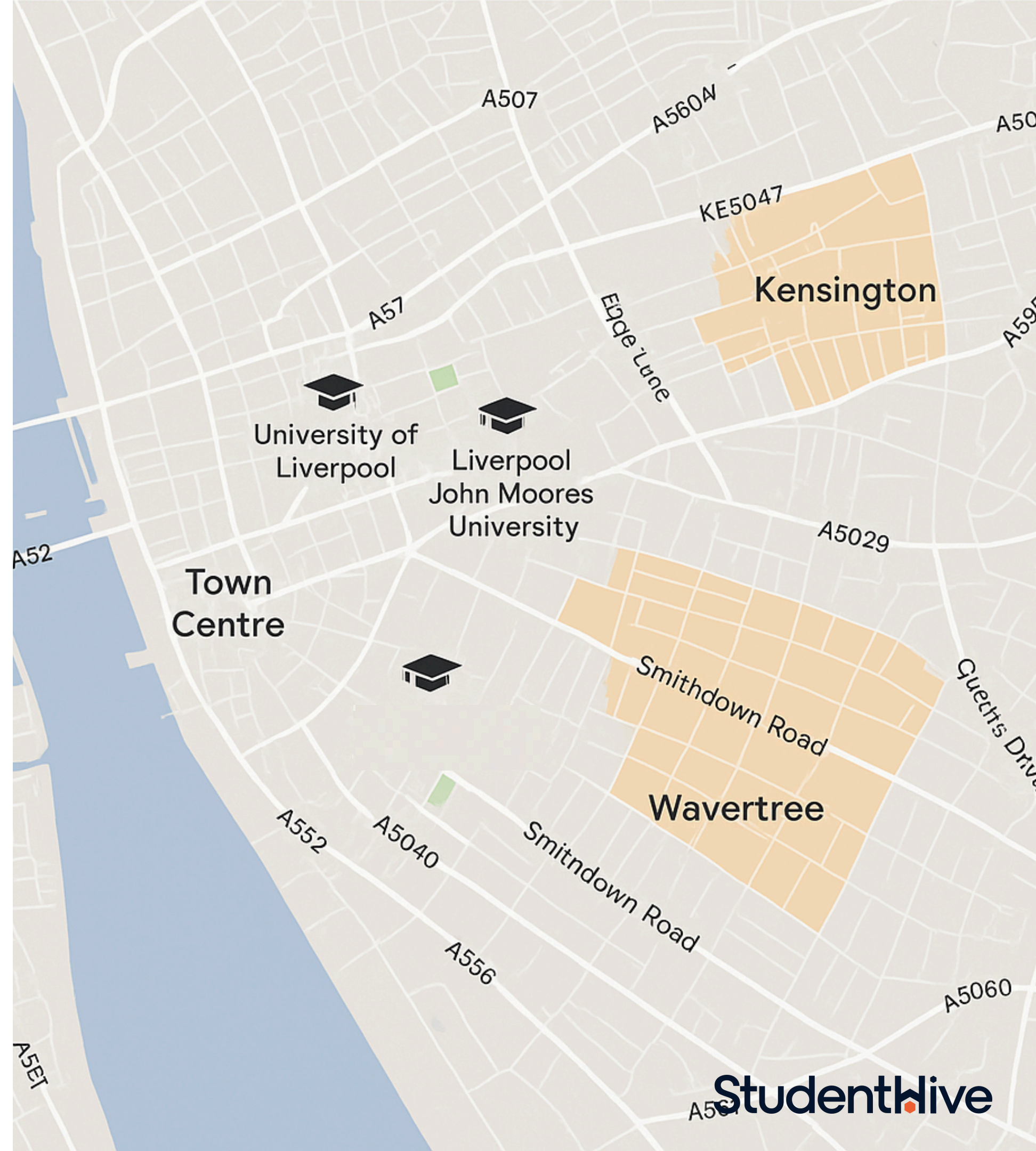
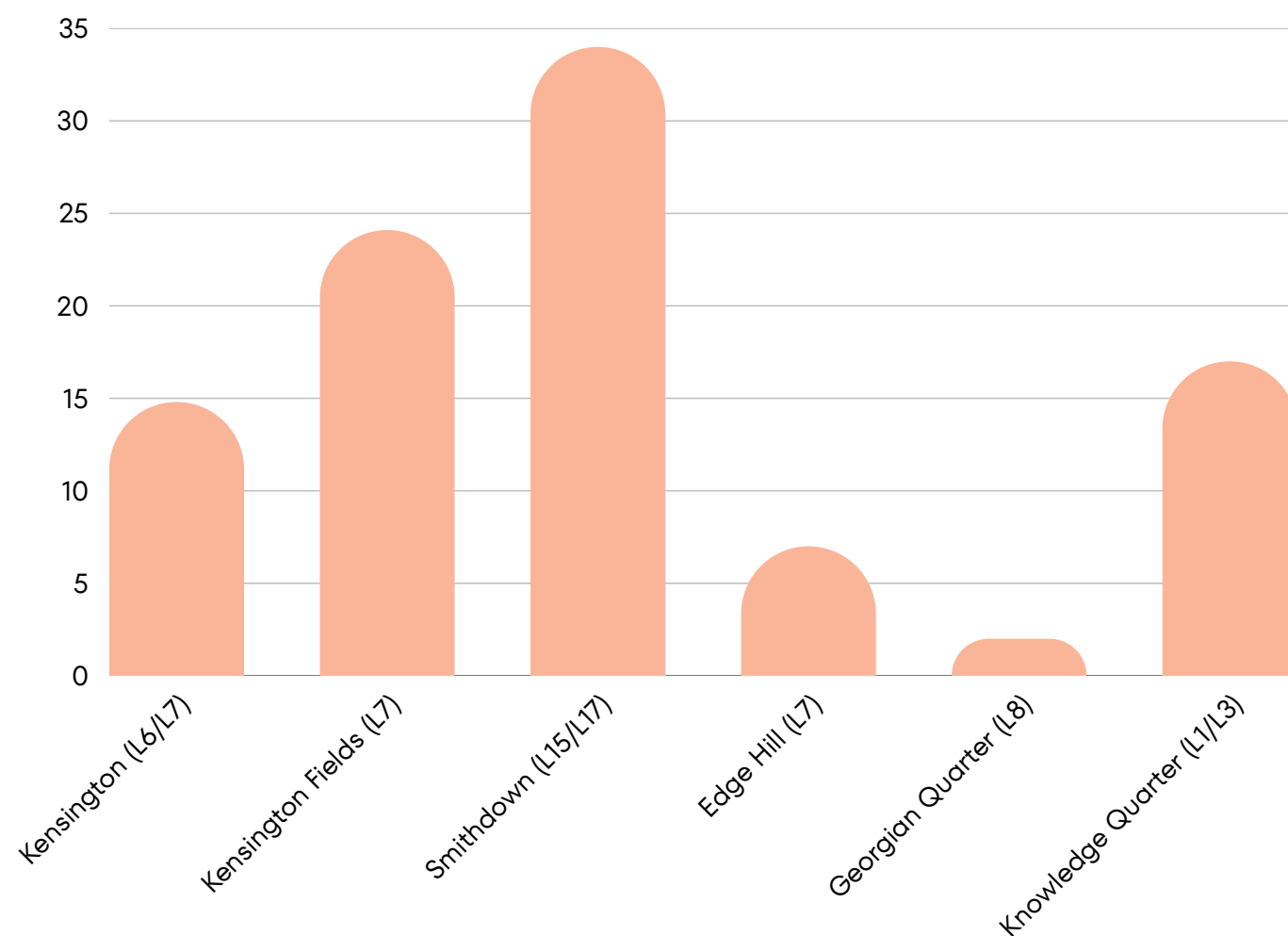
- Kensington is just a 15-minute walk or a short bus ride away from the University of Liverpool.

The area is also well-connected to LJMU which is only a 20-minute walk

2. Proximity to Town Centre

- Kensington is just a 15-minute walk or a short bus ride away from the University of Liverpool.

Percentage of student rooms for rent
(According to Studentpad, as of March 2025)



How to Get in Touch

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

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