

# The Establishment Souls House

| Blenheim Grove | Leeds | LS2 9ET |

Lambert  
Smith  
Hampton



For Sale – Fully let Freehold Student Accommodation Investment

## Investment Summary

- ✓ Freehold
- ✓ Located on Blenheim Grove, within the Little London and Woodhouse area to the north of Leeds City Centre, a well established student location. Situated close to the University of Leeds and Leeds Beckett University.
- ✓ Grade II Listed former vicarage, converted to provide student accommodation, comprising four self contained flats providing 18 bedrooms with on site amenities including a gym and laundry room.
- ✓ The property is professionally managed and currently fully let for the 2025/26 academic year, producing a passing rent of £96,765.20 per annum.
- ✓ Extending to approximately 473.94 sq m (5,102 sq ft) GIA.
- ✓ We are instructed to seek offers in excess of **£1,000,000 (One Million Pounds)** for the **Freehold interest**, subject to contract and the existing tenancies. A purchase at this level reflects an attractive **net initial yield of 9.18%** and a low capital value rate of **£196.00 per sq ft**.

/// [object.insist.glow](https://object.insist.glow)





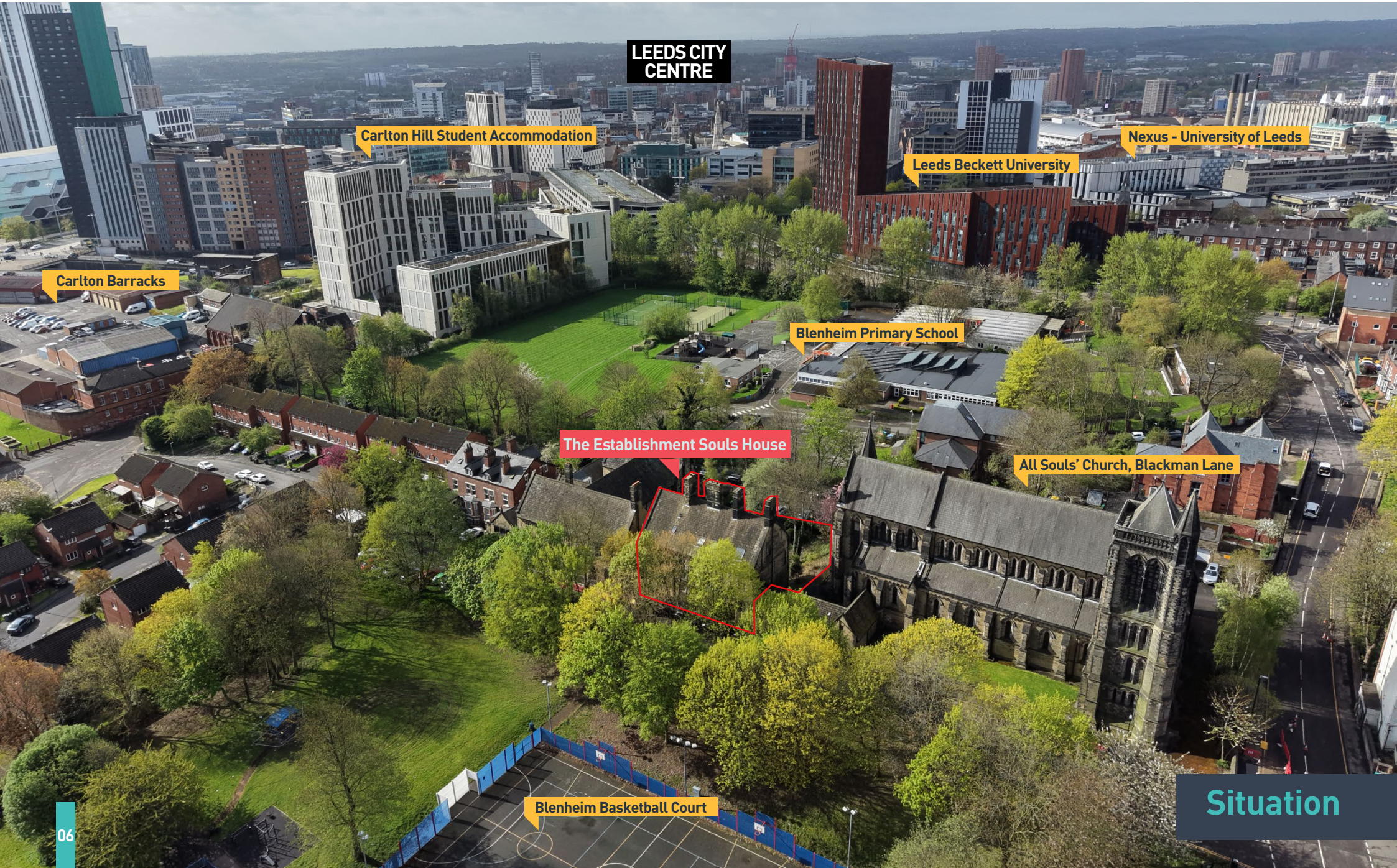
## Location

The property is situated on Blenheim Grove in Leeds within the Little London and Woodhouse area just north of Leeds city centre. The location benefits from being situated close to the University of Leeds and Leeds Beckett University, placing it within a well established student district.

The area offers excellent transport connectivity, with several bus stops located nearby and Leeds Railway

Station approximately 0.8 miles to the south, providing convenient access across the city and wider region.

The immediate surroundings are urban in character and contain a mix of residential properties, educational buildings and local services. A range of amenities, including supermarkets, schools and healthcare facilities, are located within a short walking distance, contributing to the convenience of the location.



LEEDS CITY  
CENTRE

Carlton Hill Student Accommodation

Nexus - University of Leeds

Leeds Beckett University

Carlton Barracks

Blenheim Primary School

The Establishment Souls House

All Souls' Church, Blackman Lane

Blenheim Basketball Court

Situation



## Description

The property comprises a Grade II Listed building which has been converted to provide four self-contained residential flats.

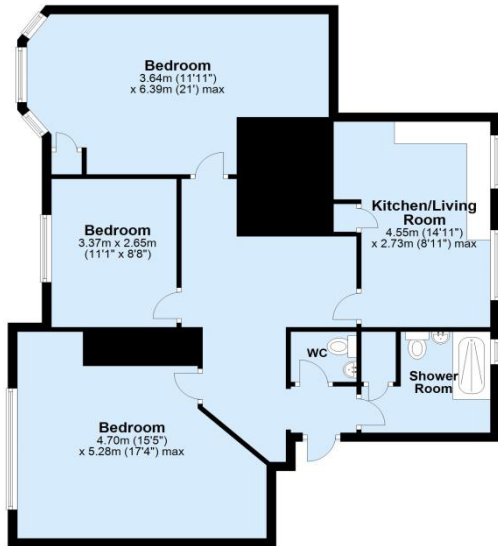
**Flat One** is located at ground floor level and provides a three bedroom apartment with a living room, kitchen and bathroom facilities.

**Flat Two, Three and Four** each comprise five bedroom accommodation, arranged over the lower and upper floors respectively. All flats follow a similar layout with a central corridor providing access to the bedrooms, shared kitchen facilities and communal bath/shower rooms.

The property is accessed via a secure communal entrance lobby with individual post boxes and a stairwell to the upper floors. Flat One benefits from a separate entrance and residents also benefit from shared on site amenities, including a rear garden, a laundry room and a gym.

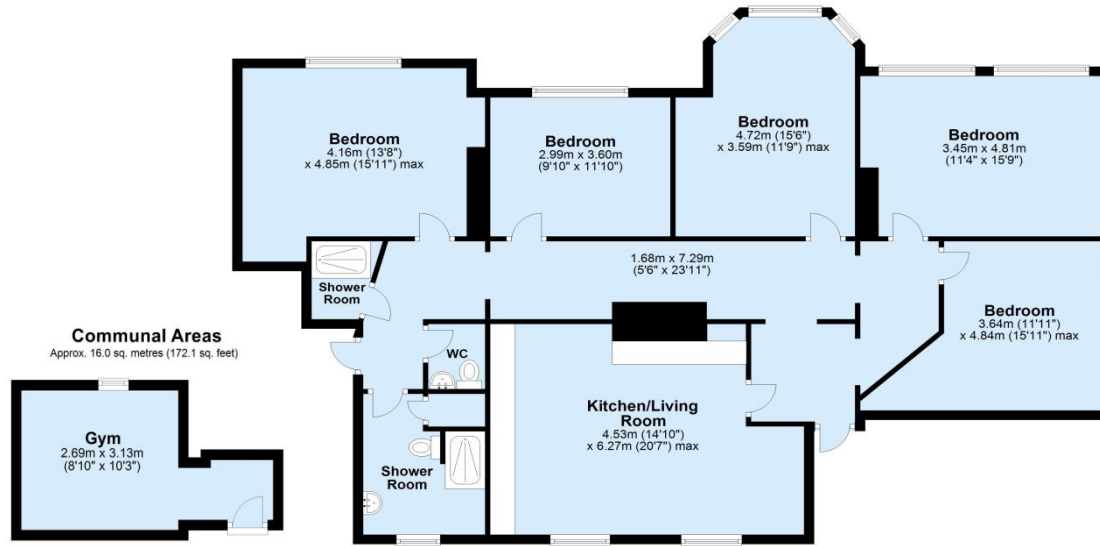
The property sits on a site extending to approximately 0.08 hectares (0.19 acres).

**Lower Ground Floor**  
Approx. 94.8 sq. metres (1020.1 sq. feet)



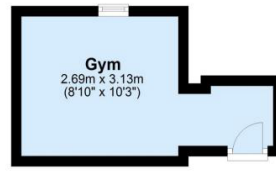
Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

**Ground Floor**  
Approx. 142.4 sq. metres (1532.4 sq. feet)

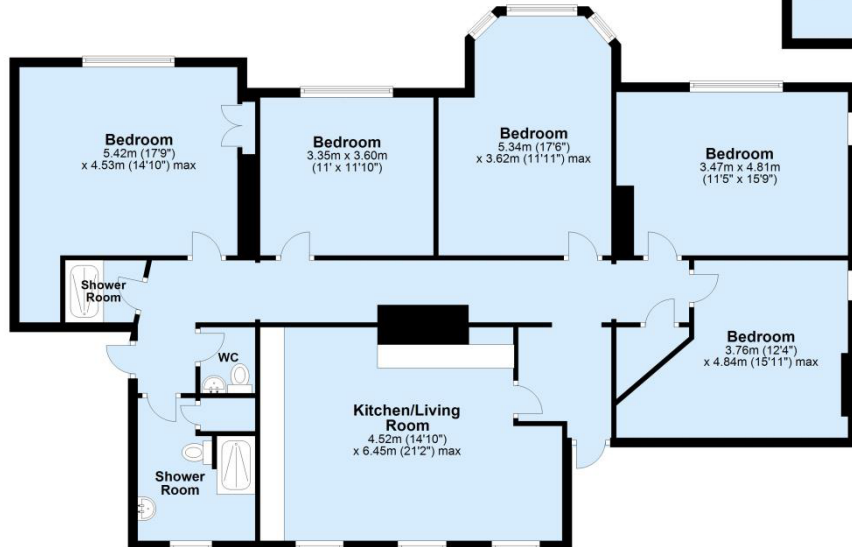


Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

**Communal Areas**  
Approx. 16.0 sq. metres (172.1 sq. feet)



**First Floor**  
Approx. 143.5 sq. metres (1544.1 sq. feet)

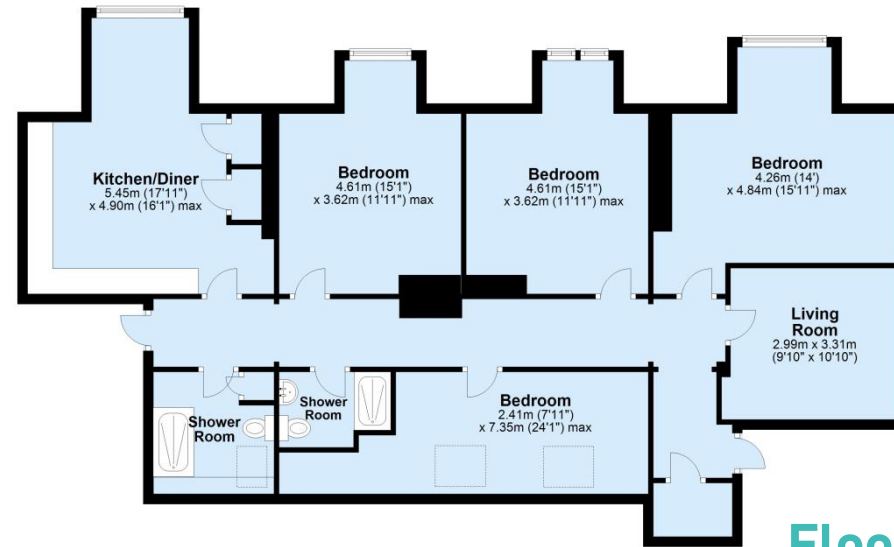


Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

**Laundry**  
2.76m x 1.99m (9'1" x 6'6")



**Second Floor**  
Approx. 124.8 sq. metres (1343.7 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

## Accommodation

Floor	Use	Sq Metres	Sq Feet
Basement	Flat 1	84.55	910
Ground Floor	Flat 2	135.51	1,459
First Floor	Flat 3	135.55	1,459
Second Floor	Flat 4	102.34	1,102
Communal Facilities	Gym and Laundry Room	15.99	172
<b>Total</b>		<b>473.94</b>	<b>5,102</b>



## Tenancies

The property is currently professionally managed and fully let, producing **a gross income of £96,765.20 per annum.**

The property is occupied by 18 private student tenants, subject to Assured Shorthold Tenancy agreements. The majority of the accommodation is let on joint agreements and Flat 3 is let on individual agreements.

All accommodation is let for the 2025/2026 academic year, with all tenancies expiring on 30 June 2026.

We consider the property to offer scope for rental growth at re-letting, subject to market conditions.

## Pre-Lets

We understand that 16/18 bedrooms have been let for the 2026/2027 academic year.

The following rents have been agreed –

Flat No	Current Rent (pa)	Comments
Flat 1	£17,389.20	
Flat 2	£37,560.00	
Flat 3	£ 24,240.00	Increases to £39,456 pa once fully let
Flat 4	£ 34,920.00	
<b>Total</b>	<b>£114,109.20</b>	



THE SITE

/// [object.insist.glow](https://object.insist.glow)

## HMO Licensing

The property is operated as student accommodation and may be subject to HMO licensing requirements. Prospective purchasers are advised to rely on their own enquiries with the relevant local authority to satisfy themselves as to the current licensing and compliance position. Further information is available within the data room.

## Remedial Works

The property has benefited from various remedial works, with a focus on security and fire safety enhancements, including reinstatement of the CCTV system.

Further information is available within the data room.

## Data Room

A full suite of documents are available to view and download from the data room via the link below:

[‘The Establishment Data Room Access’](#)

New users must register an account to access LSH Data Rooms.

## EPC

Flat 1 – D (62)

Flat 2 – C (69)

Flat 3 – D (66)

Flat 4 – E (51)

## Tenure

The property is held **Freehold** under Title No **WYK941523**.

## VAT

All prices, premiums, and rents, etc are quoted exclusive of VAT at the prevailing rate, which may be applicable.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

## Viewing and Further Information

For viewings and further details, please contact:

Lila Tiwana

Surveyor - Asset Advisory

M: 07843 814 771

E: [LTiwana@lsh.co.uk](mailto:LTiwana@lsh.co.uk)

Sam Pickles

Senior Surveyor -

Living & Capital Markets

M: 07711 767 571

E: [SPickles@lsh.co.uk](mailto:SPickles@lsh.co.uk)

Will Beanland

Graduate Surveyor – Valuation

M: 07711 965 386

E: [WBeanland@lsh.co.uk](mailto:WBeanland@lsh.co.uk)

Lambert  
Smith  
Hampton

[lsh.co.uk](https://lsh.co.uk)



Keep up-to-date with LSH news and updates

#LSHKNOWS

## SALE ON BEHALF OF THE JOINT LPA RECEIVERS

This property is being marketed for sale on behalf of the Joint LPA Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint LPA Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint LPA Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

## Proposal

We are instructed to seek offers in excess of **£1,000,000 (One Million Pounds)** for the **Freehold** interest, subject to contract and the existing tenancies. A purchase at this level reflects an attractive net initial yield of **9.18%** and a low capital value rate of **£196.00 per sq ft**.