3 Dial Street

LIVERPOOL L7 8SE

StudentHive

THE OVERVIEW

StudentHive are pleased to present this 6 Bedroom 2 Bathroom Student HMO located in Kensington, Liverpool. Spanning over three floors, the building features large rooms & was refurbished within the last 5 years. Located in a popular spot for students, the property is let to a group of 4 postgraduate students for the current academic year.

The property currently generates £2,200.00 per month, which provides an equivalent gross annual rent of £26,400 and a 9.60% Gross Yield. This is based on a £275,000 asking price which is a competitive £45.8k per bed.

KEY DETAILS

- Location: Kensington, Liverpool
- Asking Price: £275,000
- Current Rental Income: £26,400
- Bedrooms: 6
- Bathrooms: 2
- Current Yield: 9.60%
- Popular Location
- Turn-key Investment

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THE INVESTMENT PROPERTY

StudentHive are pleased to present this 6 Bedroom 2 Bathroom professional HMO spanning over 3 floors located in Kensington, Liverpool. The property is situated within a prime rental corridor, positioned within an easy commute to the city and primary university campuses.

This highly desirable location ensures consistent rental demand, making it a reliable addition to any investment portfolio.

The property currently generates £2,200.00 per month from the existing tenancy, which provides a gross annual rent roll of £26,400 (9.60% Gross Yield).

The vendor is applying for the certificate of lawfulness whilst the sale goes through, which will be in place upon completion.

RENT INCREASE

The property is not achieving its full rental potential at the moment, with there only being a group of x4 letting the property for the 26/27 term. With the right marketing and improvements, the potential rent is in the region of £30,000 - £32,130 per annum.

While the current rental income is strong, maximising the occupancy to a full group of 6 would elevate the returns even further, up to an 11.68% Gross Yield.

ESTIMATED BILL COSTS

PRODUCT	MONTHLY COST
Gas	**£150**
Electricity	**£150**
Water	**£45**
Broadband	**£40**
TV License	**£15**
Total Cost	**£400**

***NB: As the property operates under a professional tenancy, council tax applies to this property and is payable by the tenants directly as per the contract terms.**

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	**£275,000**
Monthly Rent	**£2,200.00**
Estimated Monthly Operating Cost*	**£873.00**
Monthly Net Profit	**£1,327.00**
Potential Monthly Rent	**£2,677.50**

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

KEY FIGURES

- **FREEHOLD MID-TERRRACE PROPERTY**
- **6 BEDROOM 2 BATHROOM HMO IN STUDENT LOCATION**
- **EASY ACCESIBILITY TO CITY CENTRE**
- **15 MINUTE WALK FROM UNIVERSITY OF LIVERPOOL**
- **8 MINUTE WALK FROM ROYAL LIVERPOOL UNIVERSITY HOSPITAL**
- **TURN-KEY INVESTMENT**

Lounge and Study Area

Laundry Area

Bathrooms

Communal Kitchen Area

Fully Furnished

ASKING PRICE £275,000

THE INVESTMENT PROPERTY

FRONT OF BUILDING

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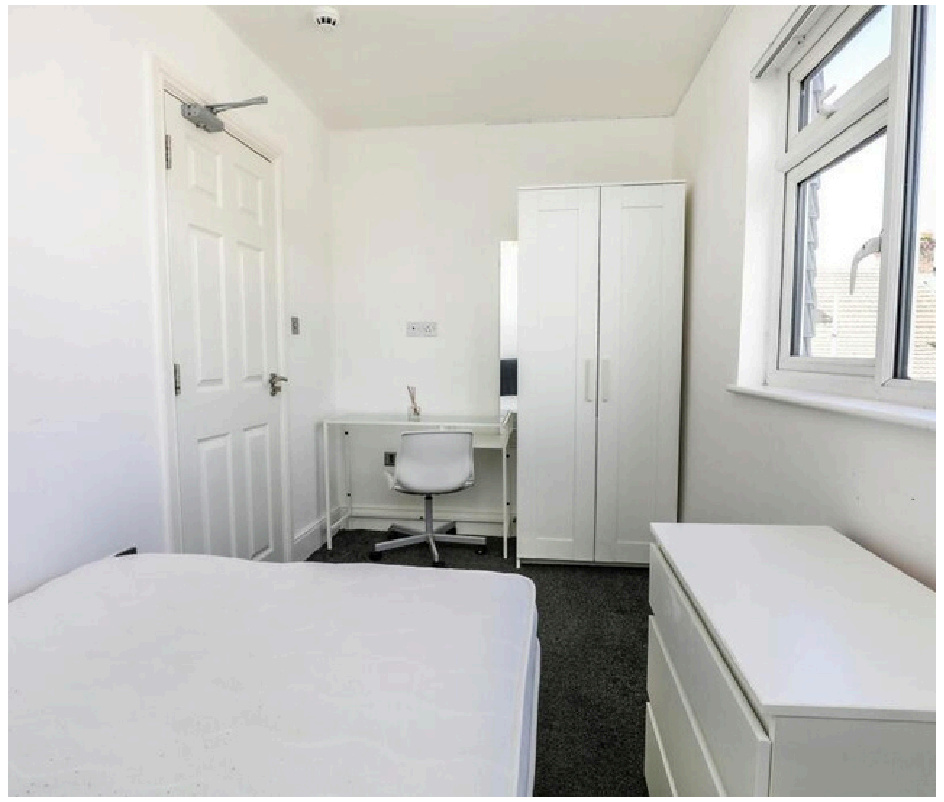
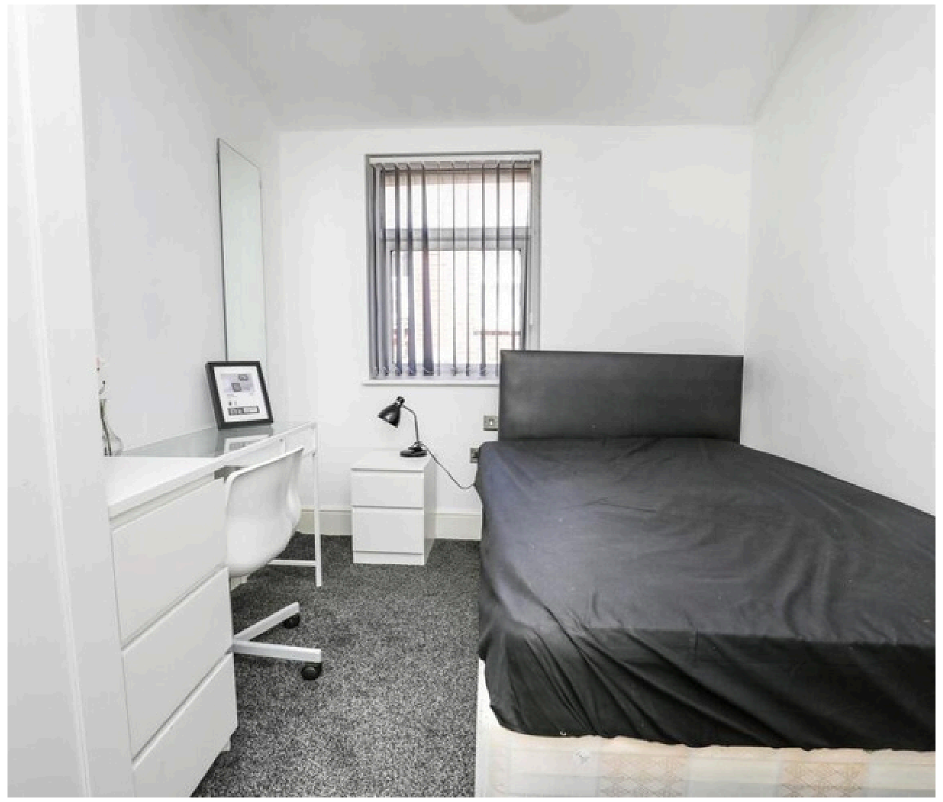
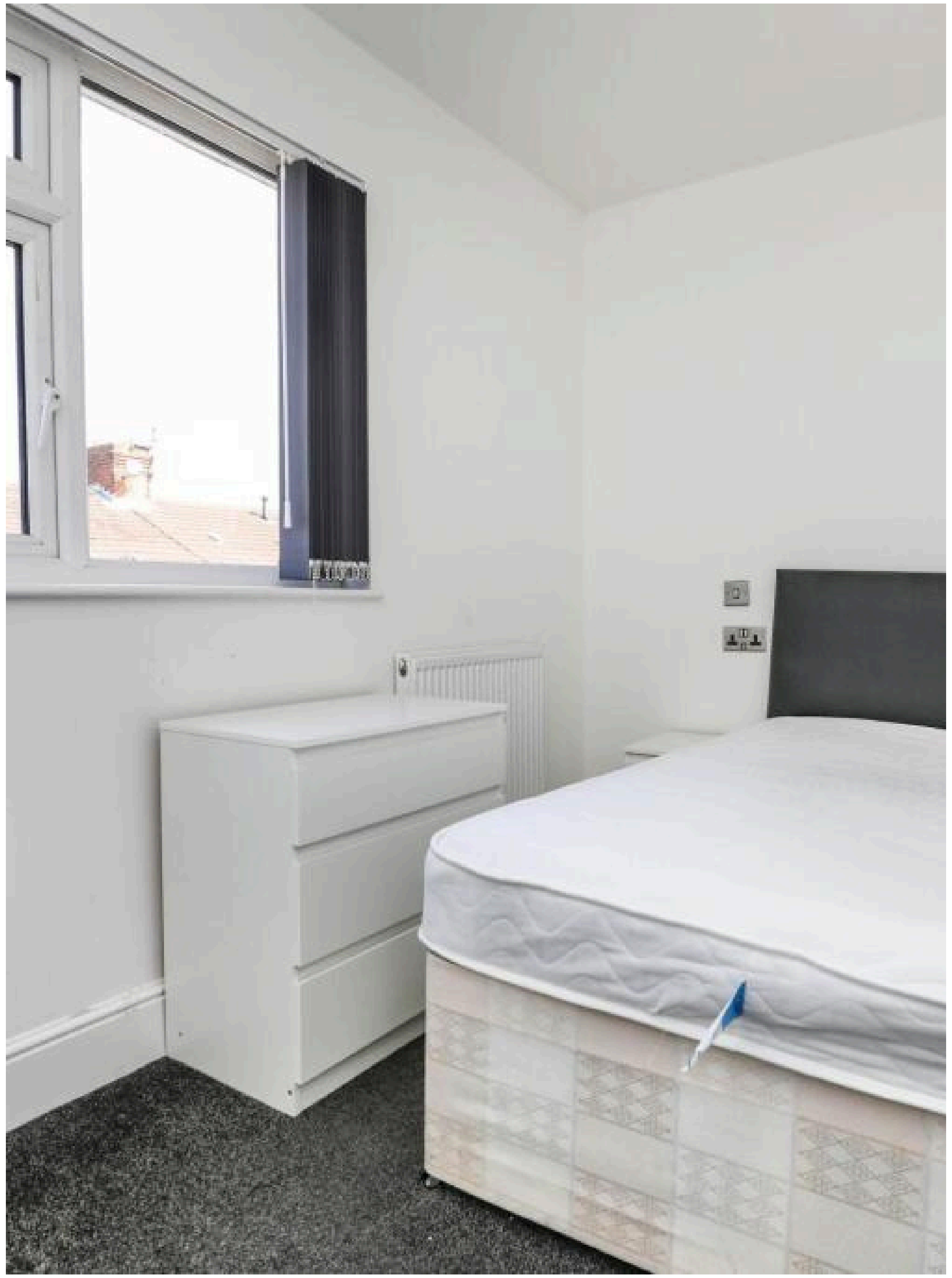
THE PROPERTY

THE PROPERTY



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THE PROPERTY

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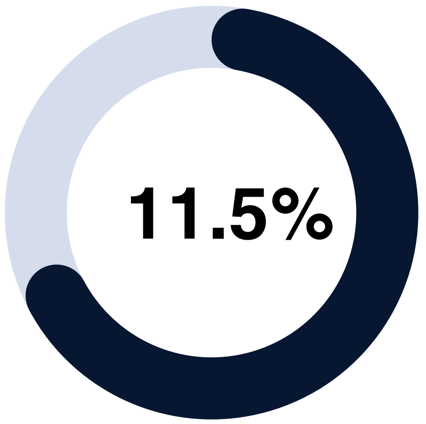
LIVERPOOL STUDENT MARKET HIGHLIGHTS

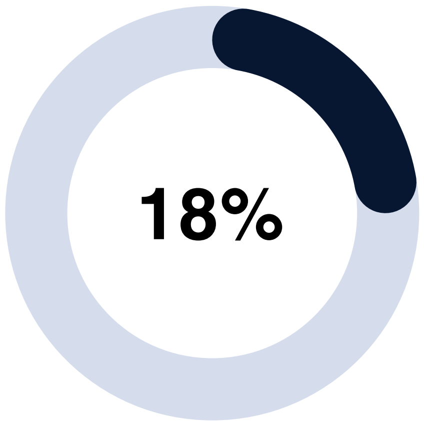
Liverpool is a prominent student city in the UK, home to four universities and a vibrant student population of around 70,000. Among these institutions, one is part of the prestigious Russell Group:

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

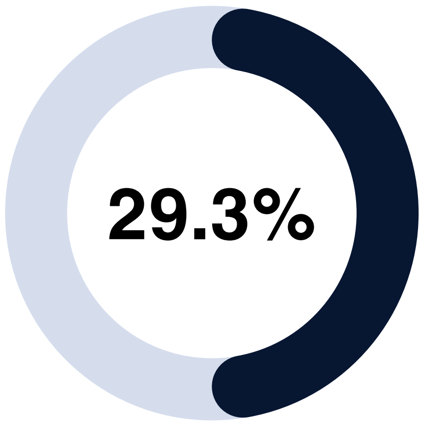
Liverpool stands out with its below-average property prices, making it one of the highest-yielding university cities in the UK. With universities frequently over-subscribed and demand for student accommodation consistently outpacing supply, it presents a compelling opportunity for investment. Notably,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

KENSINGTON

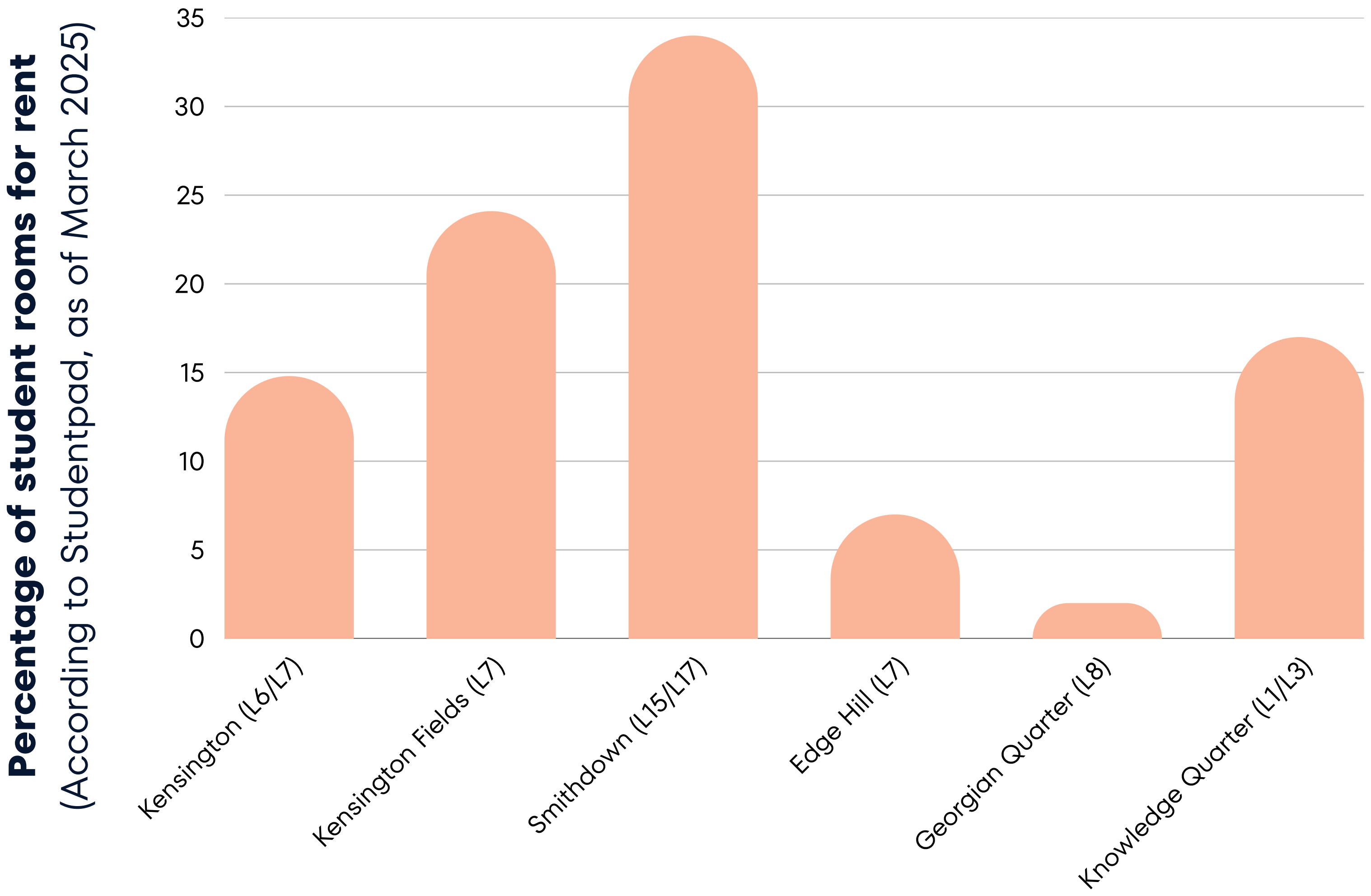
Kensington is one of the two main student areas in Liverpool and is highly sought after, especially for those wanting to be as close to the campuses and hospitals as possible. Its combination of affordability, proximity to key universities, and excellent transport links makes it a prime location for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

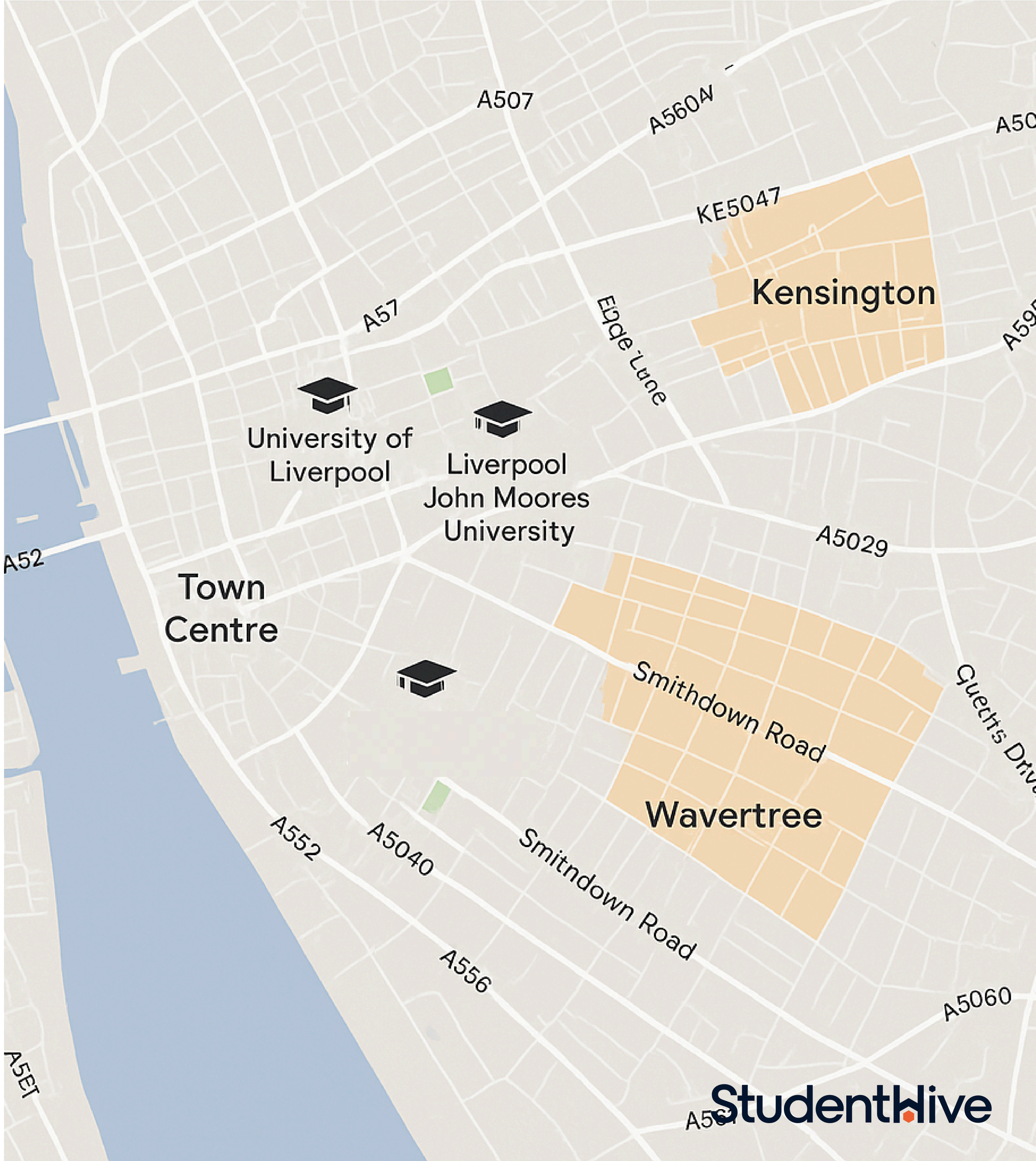
Reasons Kensington is Popular with Students:

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.





How to Get in Touch

LET'S TALK ABOUT YOUR INVESTMENT!

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