

PRIME CITY CENTRE
INVESTMENT OPPORTUNITY

NEW BRIGGATE

Freehold Residential Investment | 9 Self-Contained
Apartments | Leeds LS2 8JD

INVESTMENT OPPORTUNITY

47, 49, 51, 51A & 51B New Briggate, Leeds LS2 8JD

Asking Price: £1,500,000

Knight Frank is delighted to offer for sale a prime freehold residential investment of 9 apartments fronting New Briggate, in the heart of Leeds city centre. The properties collectively provide a well-presented and income-producing investment, offering a combination of self-contained apartments.



Investment Highlights

- Attractive city-centre block comprising a total of 9 self-contained apartments
- Prime location fronting New Briggate, a vibrant mixed-use area benefitting from sustained investment and ongoing regeneration
- Strong asset management and break-up potential, with scope to enhance rental tone, reconfigure units, or refurbish common areas to drive performance
- Estimated Rental Value (ERV) of approximately £120,000 per annum
- Asking price reflects a gross yield of circa 8%, based on projected ERV

LOCATION OVERVIEW



LEEDS CITY REGION

Leeds is the principal city of the Leeds City Region, contributing over £70 billion GVA annually. The city is a key hub for finance, legal services, tech, life sciences, and higher education, and has benefited from sustained investment in transport, public realm, and housing infrastructure.



Leeds has a population of around 815,000 (2021 Census) and is well located in the north of England - 24 miles south-west of York, 33 miles north of Sheffield, and 40 miles north-east of Manchester. The city was recently named the North and Northeast winner of the Sunday Times Best Places to live 2024, reflecting its continued transformation into one of the most liveable and dynamic cities in the UK.



It is also one of the UK's largest student cities, with over 59,000 full-time undergraduates across five major higher education institutions. This strong academic base underpins sustained housing demand, particularly within the private rented and Build to Rent sectors.

The wider region is home to more than 3 million people and a 1.4 million-strong workforce, supported by outstanding connectivity via the M1, M62, and A1(M) corridors and direct rail access to London, Manchester, Birmingham, and Edinburgh. Leeds Bradford Airport, just 8 miles north-west of the city centre, provides extensive domestic and European connections.

LEEDS ECONOMY

Leeds is one of the UK's fastest-growing and most diverse city economies, with a total value of approximately £65 billion, forecast to grow by circa 20% over the next decade.

It is the largest financial and professional services centre outside London, employing over 120,000 people in the sector. The relocation of Channel 4's national headquarters to Leeds' landmark Majestic building symbolises the city's creative and commercial transformation.

Over £3.9 billion of major development has been delivered across the city in the past decade, with a further £7.3 billion either under construction or in the pipeline.

The retail and leisure offering is among the strongest in the UK, anchored by:

- Victoria Quarter – luxury and premium brands
- Victoria Gate – flagship John Lewis and contemporary retail
- Trinity Leeds – modern city retail destination and footfall hub

This economic strength underpins long-term population growth, sustained housing demand, and continued inward investment.



LEEDS CONNECTIVITY

Leeds benefits from excellent national and international connectivity, making it one of the most accessible and well-linked cities in the UK.

Leeds Train Station is one of the busiest station in the UK outside of London, handling over 24 million passengers per year. It offers frequent services to key destinations.

Leeds Station is currently undergoing a major £41.6 million redevelopment programme, which will enhance infrastructure to accommodate growing passenger numbers. Works include:

- The pedestrianisation of New Station Street
- Creation of a new cycle hub
- Delivery of step-free access into the city centre

In addition to rail, Leeds is exceptionally well connected by road, sitting at the intersection of the M62 (east–west corridor) and the M1 (north–south corridor), providing direct motorway access to Manchester, Sheffield, London, and the wider national network.

Leeds Bradford Airport (LBA) is situated just 8 miles north-west of the city centre and handles approximately 4 million passengers annually, offering domestic and international connections. In April 2024, the £100 million 'LBA:REGEN' redevelopment programme commenced, upgrading the airport's main terminal and improving passenger facilities, accessibility, and efficiency.



York – 22min

Harrogate – 34min

Sheffield – 43min

Manchester – 1hr

Newcastle – 1hr 24min

London – 2hrs

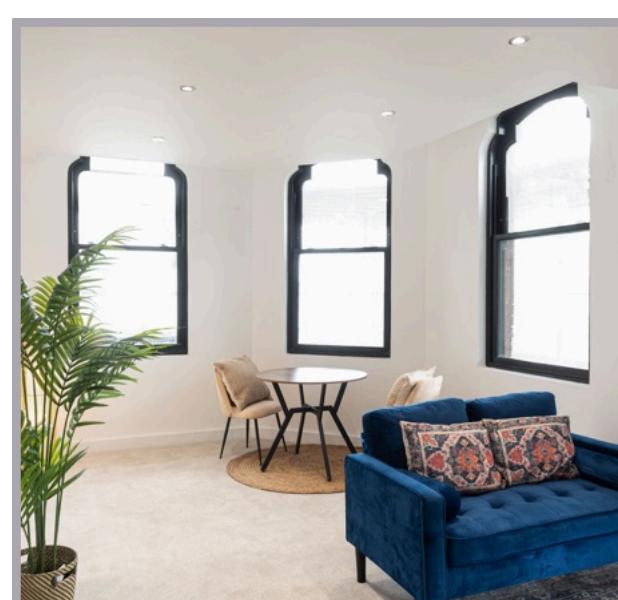
Edinburgh – 2hrs 58min



THE PROPERTY

The investment comprises 9 apartments, all let on 12 month ASTs, which are arranged over first, second and third floors. The building is of traditional brick construction with pitched roofs.

The ground floor provides retail accommodation which is currently subject to a 999 year leasehold at peppercorn rent. For clarity, these units are not part of this sale.



The total accommodation extends to approximate 5,872 GIA and a 5,575 NIA sq ft. Generating a combined income of £119,417.52 per annum. A detailed tenancy schedule is available within the data room.

The properties have been well maintained and provide modern kitchen and bathroom facilities, electric heating, and double-glazed windows.



PROPERTY OVERVIEW & ASSET POTENTIAL

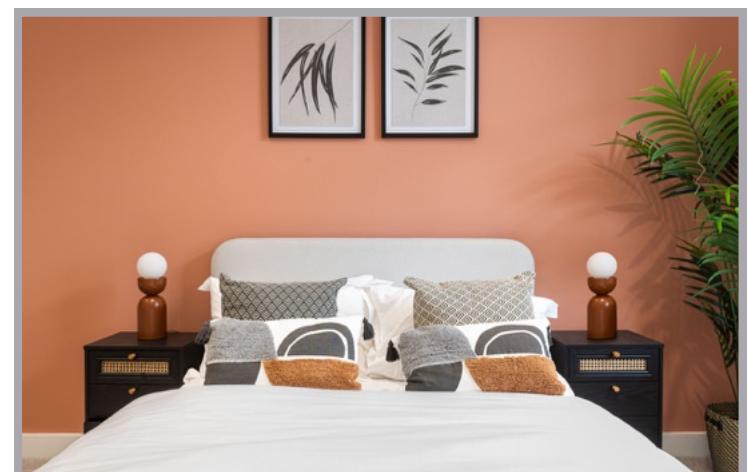
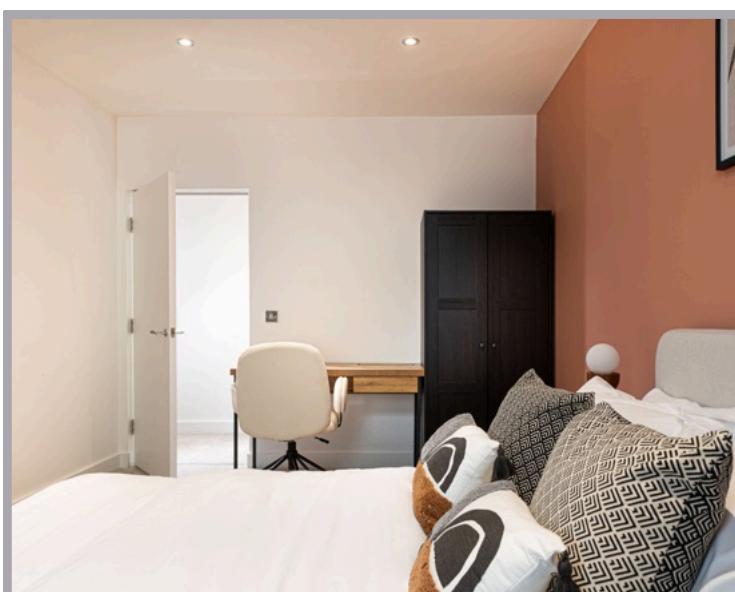
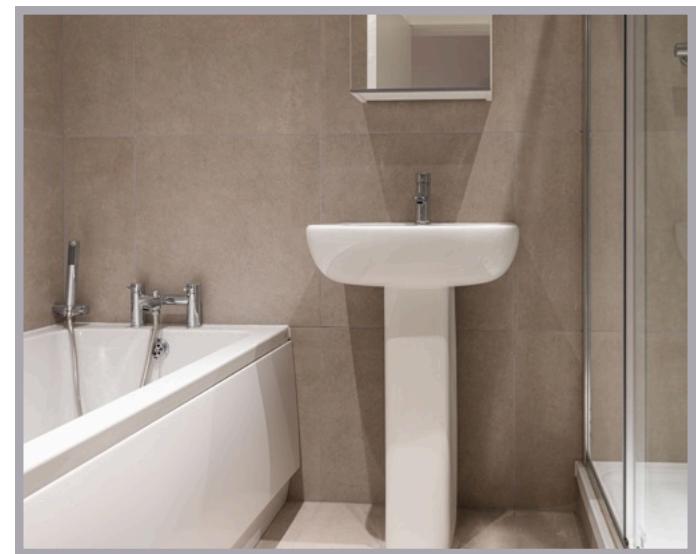
Configuration and Layout

The property is arranged over first, second and third floors, accessed via a private entrance from New Briggate. Each floor provides well-proportioned one-bedroom apartments, all benefiting from generous natural light and practical layouts suited to city-centre living.

Internally, the apartments have been finished to a modern specification, with open-plan living areas, fitted kitchens, contemporary bathrooms, and electric heating throughout. Double-glazed sash windows provide sound insulation and energy efficiency, complementing the character of the building.

Asset Management Potential

The property presents an asset management opportunity for an incoming investor, including a break-up strategy and subsequent sale of apartments individually on long leases to realise capital value and professional management to drive occupancy and streamline maintenance. These factors, combined with the prime location and proven rental demand, underpin strong long-term capital and income growth prospects.



DEMOGRAPHICS

Leeds has a young and highly skilled population, with over 38% under the age of 30. The city's three major universities host a combined 70,000 students, contributing to a strong graduate retention rate and driving demand for high-quality rental accommodation.

The private rented sector continues to expand rapidly, driven by young professionals, key workers, and students, while the Build to Rent market remains under-supplied compared to other UK regional centres - creating an attractive investment context for urban residential assets such as New Briggate.



FURTHER INFORMATION

Tenure

The property is held freehold, comprising the upper floors only. The ground-floor retail units are held separately under a 999-year lease at a peppercorn rent and are therefore excluded from this sale. The interest being sold relates solely to the residential upper parts.

Price

We are seeking offers in excess of £1,500,000, subject to contract. This reflects a gross yield of approximately 8%, based on the projected Estimated Rental Value.

Method of Sale

The property is offered for sale freehold by way of Private Treaty, with the vendor reserving the right to bring marketing to a close via Informal Tender at any time. A full data room containing tenancy information, floor plans, EPCs, and title documents is available on request.

Viewing and Further Information

The property can be viewed externally from the public highway. All internal inspections are strictly by prior appointment with the sole agents:

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