

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, producing a passing rent of **£122,741 per annum**
- ✓ Extending to approximately 473.94 sq m (5,102 sq ft) GIA.
- ✓ We are instructed to seek offers in excess of **£975,000 (Nine Hundred and Seventy Five Thousand Pounds)** for the **Freehold interest**, subject to contract and the existing tenancies. A purchase at this level reflects an attractive **net initial yield of 11.91%** and a low capital value rate of **£191.10 per sq ft**.

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Indicative Red Line Freehold Site



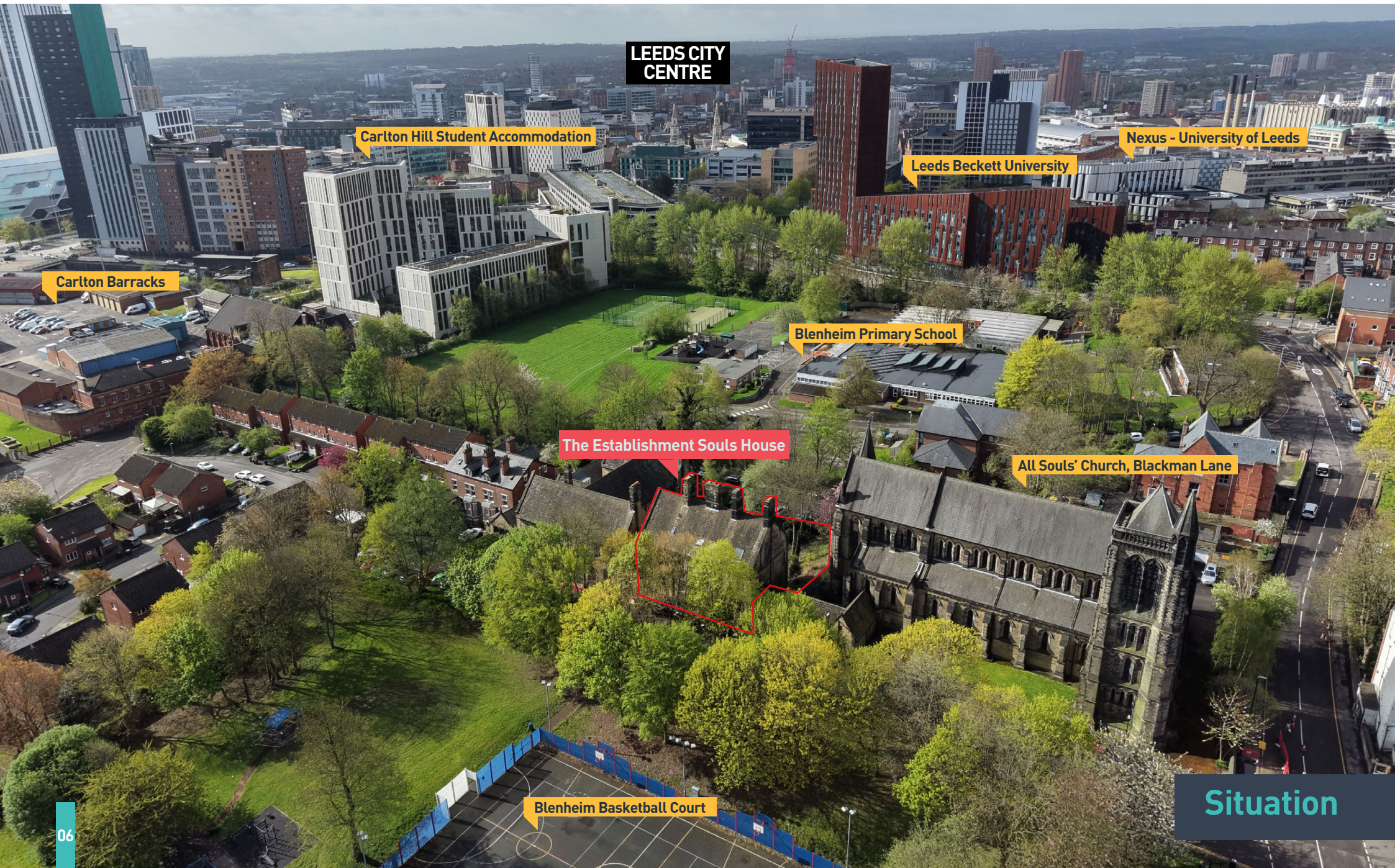
Location

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.

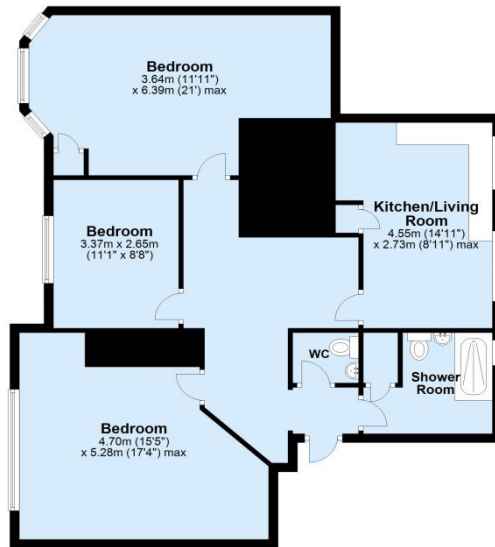
Flat One is located at ground floor level and provides a three bedroom apartment with a living room, kitchen and bathroom facilities.

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.

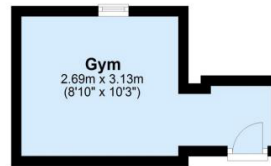
The property sits on a site extending to approximately 0.08 hectares (0.19 acres).

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

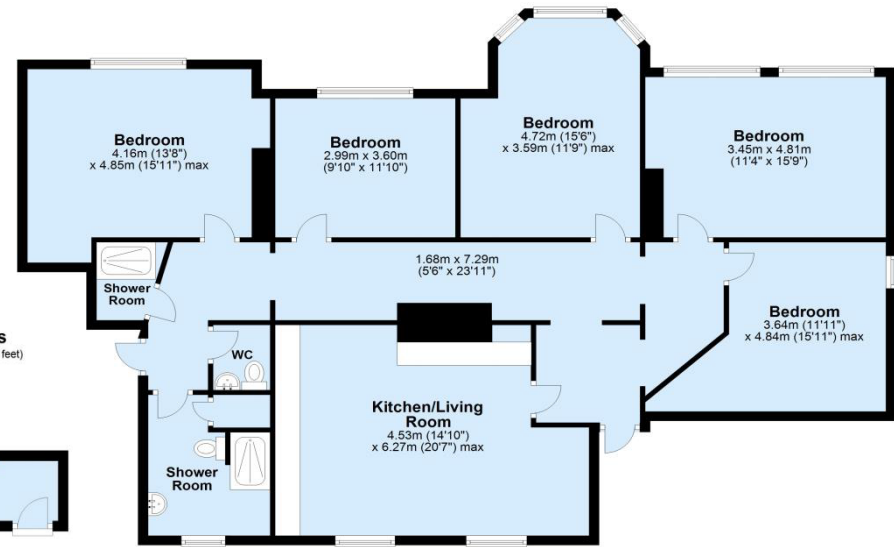


Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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

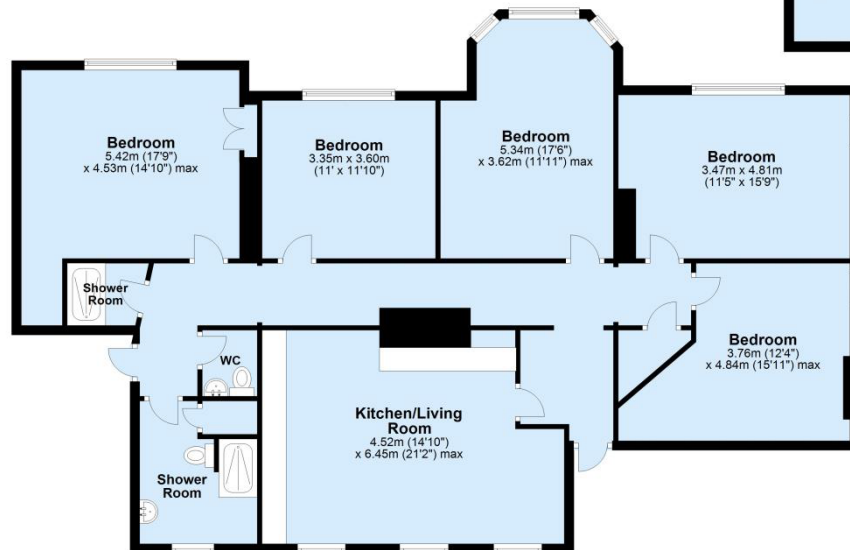


Ground Floor
Approx. 142.4 sq. metres (1532.4 sq. feet)



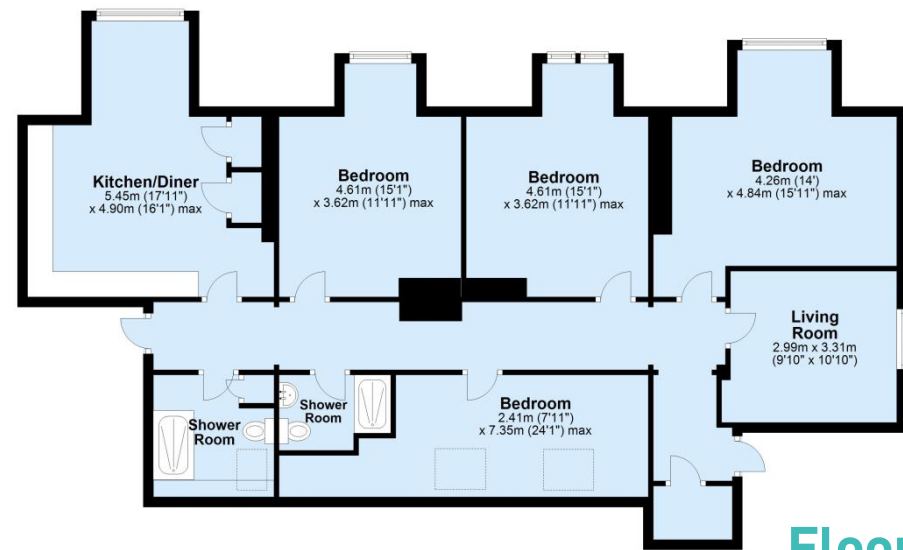
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First Floor
Approx. 143.5 sq. metres (1544.1 sq. feet)



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Plan produced using PlanUp.

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



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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
Total		473.94	5,102



Tenancies

The property is currently professionally managed and fully let, producing a **gross income of £122,741 per annum**.

The property is occupied by a mix of student and professional tenants, subject to Assured Periodic Tenancy agreements. Flats 1 and 4 are let to students on joint tenancy agreements, whilst Flats 2 and 3 are occupied by a combination of student and professional tenants on individual agreements.

All tenancies commenced on 1 July 2026.

We consider the property to offer scope for rental growth at re-letting, subject to market conditions. All tenancies commenced on 1 July 2026.

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THE SITE

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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:

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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

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