

Purpose Built Student Accommodation 47a Colne Road, Huddersfield, HD1 3AY



- Purpose built block having a mixture of studio and cluster apartments
- 100% occupied for this academic year with 50% let for 2025/2026 academic year already
- Low operational costs due to good EPC assessment and inclusion of PV Solar Panels

LOCATION

The subject property occupies a prominent roadside position on Colne Road being a short 5 minute walk to the main Huddersfield University campus. The property sits in a mixed use area close to a number of other institutional purpose built student blocks.

DESCRIPTION

The property comprises a purpose built student accommodation block having a total of 76 letting rooms across 43 flats. The building has been constructed in phases between 2013 and 2017.

Accommodation is broken down into a mixture of 2-4 bedroom cluster apartments and 24 self-contained studio flats. The building has been managed by the original developer since completion with annual insurance and utility costs of around £61,506 with a return from the solar panels of circa £5,400.

OCCUPATION

Rooms are let on an inclusive basis with rates set to range from £110 to £150 per week for the cluster apartments and £170-£190 per week for the studio apartments for 24/25 academic year. The site has typically operated at 100% occupancy since completion. Indicative total rental income of £518,665 per annum assuming a 49 week average annual occupancy for next academic year based on rents currently being agreed. Some units are occupied for 45 weeks and others up to 52 weeks

EPC RATING

Flats individually assessed with ratings ranging from A to B.

COUNCIL TAX BANDS

Flats individually assessed at bands of between A and C.

Further information available upon request. Interested parties should confirm the current position with the Local Authority.

IMPORTANT NOTICE

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AGENTS NOTES

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

Total current passing rent of £458,195 with landlord previously focussing on occupancy rather than rental uplifts the building is therefore highly reversionary.

VIEWINGS

Strictly by appointment with the agent only.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Crans Property Consultants upon this basis. Purchasers should make their own enquires as to whether the property is registered for VAT or not.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

ASKING PRICE

The vendor is seeking offers in excess of **£4,200,000 (Four Million Two Hundred Thousand Pounds)** which reflects a gross initial yield of 12.35% against the 2025/2026 academic year projection before deduction of operational and purchasers costs and an average rate of just £55,263 per bed.

CONTACT

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