

66

MOUNT PLEASANT
LIVERPOOL, L3 5SD

Student Investment Opportunity comprising 43 bed spaces

allsop

Investment Considerations

- Student accommodation investment opportunity comprising 43 bed spaces arranged as 8 cluster flats and lower ground commercial unit
- Located in the city's prime student area, less than 10 minutes' walk to both the University of Liverpool and Liverpool John Moores University
- Fully let for AY 2025/26, generating a gross income of £317,442
- Projected gross income of £331,450 for 2026/27 AY representing a 4.41% rental increase
- Refurbished in 2023, providing high quality accommodation throughout
- Value add opportunity via approved planning consent for an additional 5 en-suite rooms, with an estimated rental value of £43,750 pa

Proposal

Offers are invited in excess of **£3,400,000** reflecting a **gross yield of 9.75%** (based on 2026/27 projected income)



Location

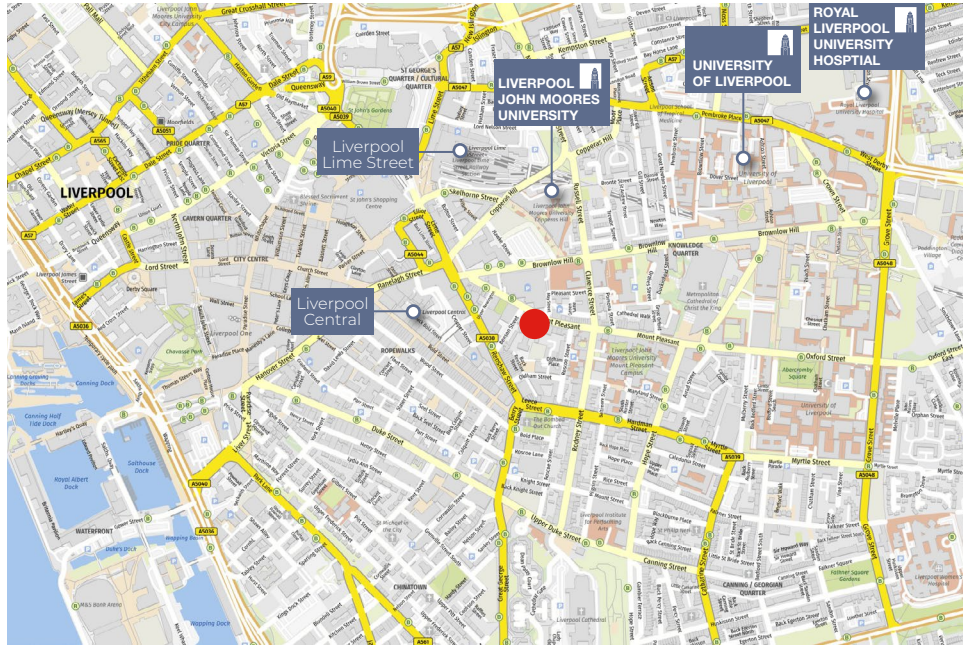
The property is located the heart of Liverpool's Knowledge Quarter; anchored by The University of Liverpool, Liverpool John Moores University, and the Royal Liverpool University Hospital.

Given its proximity to the city's largest universities, the asset lies in a popular student hub with a range of amenities on the doorstep, giving a unique campus-style environment within the city.

The city centre's shops, restaurants, bars and nightlife along with the city's two main train stations, are all less than 10 minutes' walk to the subject.



University of Liverpool	8 mins	2 mins
Liverpool John Moores University	7 mins	2 mins
Royal Liverpool University Hospital	17 mins	6 mins
Liverpool Central Station	6 mins	2 mins
Liverpool Lime Street Station	10 mins	4 mins



Liverpool Knowledge Quarter



The Liverpool Knowledge Quarter has been a driving force behind economic growth and investment across the Liverpool City region over the last decade, establishing itself as a leading hub for science & innovation, health, and education.

With over £1 billion already invested, major developments include the Liverpool Science Park, the £429 million Royal Liverpool University Hospital, and the £35 million Spine building. A key anchor of this growth is Paddington Village, a £1 billion, 30-acre flagship development that houses the Royal College of Physicians, the Rutherford Cancer Centre, and new research and education facilities. The city's universities have played a central role in shaping the area's evolution, investing heavily in campus development, research infrastructure, and industry partnerships. Moving forward, more than £2 billion of further investment is planned across the district. This includes major life sciences and health innovation infrastructure—such as the £550 million Health Innovation Liverpool campus and the upcoming Hemisphere buildings—which will deliver world-class lab and office space. The area will also benefit from new residential developments, public realm improvements, and enhanced transport links.



Liverpool Student Market

Liverpool is a vibrant and well-established student city, home to over 55,000 full-time students across five higher education institutions; The University of Liverpool, Liverpool John Moores University, Liverpool Hope University, The Liverpool Institute for Performing Arts and Liverpool School of Tropical Medicine.

	Ranking (The Times, 2026)	Applications per place (2026)	Total Full-Time Students (HESA, 2023)	% Domestic Students
 UNIVERSITY OF LIVERPOOL	23	6.7:1	27,255	71%
 LIVERPOOL JOHN MOORES UNIVERSITY	66	5.0:1	22,150	92%
OTHER	-	-	5,845	89%

55,250

Full time students
(HESA, 2023)

81%

Domestic students
(HESA, 2023)

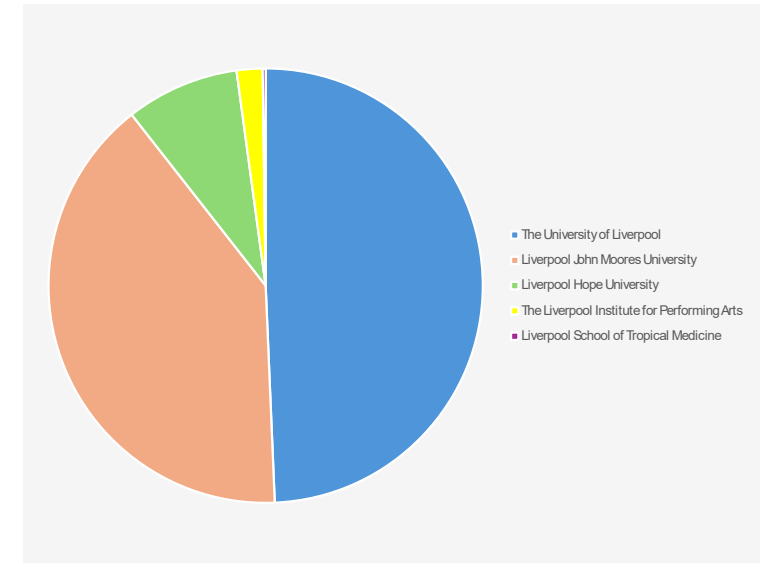
44%

10-year FT student growth
(2013-2023)

7%

5-year FT student growth
(2018-2023)

Leeds Student Mix by University - 2023



Source: HESA, 2023

Demand for affordable cluster led student accommodation

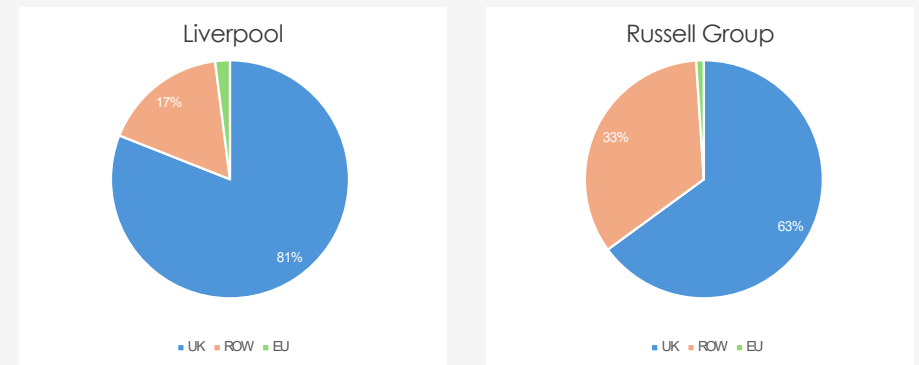
The subject provides **high-quality**, yet **affordable** student accommodation arranged as cluster flats. This offering makes for a fun and sociable living environment, often appealing to groups of friends, particularly more **price sensitive domestic students**.

This is particularly the case as there continues to be a growing disconnect between what students can afford, and the price point of new stock being delivered through PBSA.

As PBSA rents have climbed and students have become more affordability conscious, good quality, affordable cluster led accommodation has proven robust and resilient, particularly in locations with a substantial domestic student base such as Liverpool.

As demonstrated by the figures to the right, Liverpool has significantly higher domestic student numbers than the average across Russell Group University cities, providing a solid demand pool.

Total Domestic Student Leeds vs Russell Group



Source: HESA, 2023

Asset Summary

TENURE

Each self-contained flat and the commercial space are all held on a total of 9 leasehold titles of 215 years starting in 2008, with 198 years unexpired. The freeholder is RMB 102 Limited. The flats are subject to a peppercorn ground rent whilst the commercial space is subject to an annual ground rent of £500. There is no service charge payable.

DESCRIPTION

Student

The property is Grade II listed and was converted to student accommodation in 2023, providing high quality accommodation which has been well maintained throughout its lifecycle.

Since operating as student accommodation, the property has always been fully let.

Commercial

There is a vacant commercial spaces on the lower ground floor measuring c.1,883 sq ft.

Value Add Opportunity

The basement commercial space has been granted planning permission for conversion to a 5-bed HMO (C4), planning ref. 24L/1455.

The plans add an additional 5 ensuite bedrooms with an estimated rental value of £175 pppw, equating to £43,750 pa in additional income.

Proposed plans are available in the dataroom.

Income Summary - 2025/26 AY and 2026/27 AY

Flat	Beds	Bathrooms	Rent PA	Projected Rent PA 26/27
Flat 1, 66 Mount Pleasant	6	2	£40,443	£44,700
Flat 2, 66 Mount Pleasant	4	1	£29,888	£31,000
Flat 3, 66 Mount Pleasant	5	1	£37,361	£38,750
Flat 4, 66 Mount Pleasant	6	2	£44,833	£46,500
Flat 5, 66 Mount Pleasant	5	1	£37,361	£38,750
Flat 6, 66 Mount Pleasant	6	2	£45,364	£46,500
Flat 7, 66 Mount Pleasant	5	1	£37,361	£38,750
Flat 8, 66 Mount Pleasant	6	2	£44,833	£46,500
Total			£317,442	£331,450

A full tenancy schedule is available in the property dataroom.



Rental Income

The property is fully let for the current 2025/26 academic year, producing a gross rental income of £317,442.

Looking ahead to academic year 2026/27, the projected gross income is £331,450 representing a 4.41% rental increase.

Rents are paid inclusive of bills, which includes Wifi, energy and water.

All rooms are let on 50-week ASTs, (with opportunity to increase this) and the property is currently managed by Luxury Student Homes.



Further Information

Energy Performance Certificates

EPCs can be viewed on the portfolio dataroom.

Method of Sale

The subject is for sale by way of Private Treaty; however we reserve the right to conclude the marketing process by way of an Informal Tender process.

AML

A successful bidder will be required to provide information to satisfy the AML requirements when Head of Terms are agreed.

Viewing Information

The asset will be subject to block viewings. Please register on the dedicated website to receive notification of the viewing dates or reach out to one of the team.

Data Room

Additional Information can be found via the dataroom link below:

[66 Mount Pleasant, Liverpool - Data Room](#)

Proposal

Offers are invited in excess of **£3,400,000**.

Contacts

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