

Recently Completed Student Apartment Investment

FOR SALE



2 Cotswold Street/Holt Road  
Liverpool L7 2PL



BTG  
Eddisons

# 2 Cotswold Street/Holt Road

Liverpool L7 2PL



Agreement

For Sale



Detail

Student Investment



Price

On Application



Size

427.4 sq m (4,601 sq ft)



Location

Liverpool L7 2PL



Property ID

791.RGD

**For Viewing & All Other Enquiries Please Contact:**



**ROBERT DIGGLE**

**B.Sc MRICS**

**Director**

[robert.diggle@eddisons.com](mailto:robert.diggle@eddisons.com)

0151 268 5280

## Property

The subject property comprises a recently completed three storey apartment building of 6 no. apartments over 3 floors and benefitting from a rear shared garden and bin store.

The units are built to an excellent specification with painted plastered walls and ceilings, laminate flooring and benefitting from fitted kitchens and bathrooms. In addition the bedrooms have been completed with chest of drawers, bedside locker, wardrobe and desk.

The building is of traditional cavity wall construction with double pitched roof clad in tiles with double glazed windows. All flats are heated via wall mounted radiators from gas boilers located in the ground floor rear plant room.

The property has been exceptionally finished with low maintenance communal areas with tiling throughout the ground floor common areas, laminated stairwells with hardwearing noses, modern stainless steel handrails with glass inserts.

To the rear there is a communal garden again completed to a high standard fitted with artificial grass.

Each property has separate electricity meters again located in the ground floor rear plant room.

## Accommodation

From areas provided to us we understand that the Gross Internal Area (GIA) of each apartment is as follows:

Ground Floor	m <sup>2</sup>	ft <sup>2</sup>
Flat 1 - 2 Bed	57	614
Flat 2 - 3 Bed	77	829
First Floor		
Flat 3 - 3 Bed	69.7	750
Flat 4 - 3 Bed	77	829

Second Floor		
Flat 5 - 3 Bed	69.7	750
Flat 6 - 3 Bed	77	892
Total GIA	427.4	4,601

## Energy Performance Certificate

Energy Performance Certificates have been commissioned and are available upon request.

## Town & Country Planning

The site comprises a 3 storey block with planning permission (Application No: 16F/1778) with effect from 16 July 2016.

We understand that the planning permission was amended and approved by delegated powers (App No: 19F/2878) which primarily involved the amendment of the internal layout of Block A to make the flats on the first and second floors 3 bedroom instead of 2 bedroom. The development has been completed and Planning Condition sign off and Building Control document is available upon request.

## Council Tax

Council Tax on each of the six flats is anticipated as being registered in Band A.

## Tenancies

The property has now been fully let for the 2026/2027 academic year at rental values per room ranging between £145 to £200 per week. This is based on a 52 week contracts with effect from 1 July 2026 which produces a total income at £139,620 per annum.

## Tenure

The property is held Freehold under Title Number: MS673214.

## Price

Our clients freehold interest in the completed block of 6 flats with student lettings for the forthcoming 2026/2027 academic year and benefitting from an income at £139,620 is placed to the market with a guide price at £1,350,000. This reflects a net initial yield of 9.77%, reflecting usual purchasers costs.

## VAT

We understand that the transaction will not be subject to VAT.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Additional Information

Additional information to include the following is available upon request:

- Land registry document and associated plan
- Planning permission and associated plans

## Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to the instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The subject property is located on the corner of Holt Road (B5173) and Cotswold Street approximately 2 miles east of Liverpool City Centre. Holt Road leads south to Edge Lane (A5047) which in itself leads east to The Rocket and the commencement of the M62 motorway and west into Liverpool City Centre.

The immediate land use comprises 3 storey terraced premises fronting Holt Road offering ground floor commercial space and residential above with Cotswold Street comprising one of a number of adjoining residential terraced streets.





