Investment Opportunity

Huddersfield

Student HMO Portfolio

For Sale

- 14 x fully let HMO properties for sale with a total of 86 letting rooms
- Current income of £355,062 per annum
- Contracts secured for 2015 – 2016 with rental income of £365,504 per annum
- Potential for basement and attic conversions to provide an additional 14 letting rooms subject to planning / building regulations
- For sale on a freehold basis as a single lot, subject to the existing tenancies
Location
The properties are located in Huddersfield, a large market town in the metropolitan borough of Kirklees, West Yorkshire with a population of approximately 160,000. It is approximately 21 miles to the south west of Leeds and 28 miles to the north east of Manchester.

Huddersfield has a large retail shopping area comprising national and regional brands as well as a number of major supermarkets. It is home to Huddersfield Town FC, a Championship football team and Huddersfield Giants, a Super League rugby team. In terms of education there are a number of primary and secondary schools. There is also the University of Huddersfield providing higher education, which is also the largest employer in the town. The university won the Times Higher Education award for university of the year in 2013.

The area benefits from good road communications with Junction 24 of the M62 approximately 3 miles to the north west and Junction 38 of the M1 approximately 12 miles to the south east. There are also a number of A roads running through the town. Huddersfield Railway Station provides regular services to Manchester Piccadilly, Leeds, Liverpool Lime Street and other major cities in the North of England.

Description
The portfolio comprises 14 x period student HMO properties, with a total of 86 letting rooms. They are located within a mile or so radius of each other, to the north west of the town centre. There are 4 - 10 letting rooms per property with HMO licences in place where relevant.

All of the properties are currently let on Assured Shorthold Tenancies to students. The gross rent for 2014 – 2015 is currently £355,062 per annum across the properties. Contracts have been secured for 2015 – 2016 for all of the properties, at a gross rent of £365,504 per annum. These rents are inclusive of utilities and bills (contractually capped).

Management
The properties are currently managed by Student Houses Huddersfield.

Planning
The properties are within the jurisdiction of Kirklees Council.

Legal
The properties are held on a freehold basis and are to be sold subject to the existing tenancies.

Additional Information
Additional information will be made available to interested parties.

Legal Costs
Each party will be responsible for their own legal costs associated with this transaction.

<table>
<thead>
<tr>
<th>Address</th>
<th>Rooms</th>
<th>Rent 2014/15</th>
<th>EPC</th>
<th>HMO Licence</th>
<th>Rent 2015/16</th>
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<tbody>
<tr>
<td>8 Armitage Road</td>
<td>4</td>
<td>£16,728</td>
<td>E</td>
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<tr>
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<td>33 Birkby Hall Road</td>
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VAT
The vendor reserves the right to charge VAT on the purchase price.

Viewing
Viewing arrangements should be made via contacting Rob Sumner.

Method of Sale
The properties are offered for sale by Private Treaty with offers sought for the freehold interest, subject to the existing tenancies. Interested parties are required to confirm their interest via email. Any offers should be submitted in writing for the attention of Rob Sumner, Development Department, Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW.

Important Notice
Savills, their clients and any joint agents give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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