



# Granite House, Liverpool

# WHY INVEST IN LIVERPOOL?

## INVESTMENT AND JOB GROWTH

Liverpool has experienced a phenomenal amount of regeneration over the years, and there is more on the horizon.

In early 2017 the region's leaders signed off a £650m investment package for 43 individual projects that are predicted to create over 13,000 jobs in the area. These projects include a £20m industrial park in Netherton and plans to progress Liverpool's permanent cruise liner terminal at Princes Jetty, Princes Parade.

Global pharmaceutical giant Seqirus has announced a £40m investment in their Liverpool site, which is anticipated to create 100 new jobs. Liverpool is one of the leading biotechnology hubs, which provides fantastic opportunities for scientists and graduates who have studied the sciences at university.



20%  
INCREASE

With these new job opportunities and constant improvements to Liverpool's cultural offerings and infrastructure, it is unsurprising that it is becoming a popular city for students and graduates alike. The number of people choosing to study at one of Liverpool's universities is rapidly growing; from 2015 – 2016 there was a 20% YoY increase.

# GRANITE HOUSE

## LIVERPOOL

### Why is purpose-built student accommodation in Liverpool worth investing in?

According to research carried out by Knight Frank, in 2016 some £3.1 billion was invested in purpose-built student accommodation, which is more than double the level of investment seen in 2013 and 2014 – a clear indication that there is a market for this type of property.

Liverpool's student accommodation sector alone is worth £256 million, with the majority being in the city centre. Students make up 52% of city centre residents. As per new research in 2017, demand for purpose-built student accommodation in Liverpool has surged by 35% over the past 12 months. In 2016, there were 60,000 students studying in Liverpool which is a 20% increase on the previous year, and it is estimated that around 60% of those require accommodation.



ONLY  
28%

STUDENT PROPERTY  
meet expectations

The student population in Liverpool is rising, as is the standard students are expecting their accommodation to be at. According to Student Accommodation Tracker, only 28% of the student property options currently available meet those expectations.

The University of Liverpool has a significant percentage of international students, some 28.8% of individuals studying there come from overseas, and thus require accommodation as they cannot live at home and commute to their university campus every day. In fact, the University of Liverpool runs a partnership programme with Xi'an Jiaotong University in China and established a new autonomous university in China named XJTLU. Students studying at XJTLU have an opportunity to study in Liverpool, creating a further need for accommodation.



# GRANITE HOUSE

## THE BUILDING

Granite House is a Grade II listed building on Stanley Street in central Liverpool.

Built in the traditional construction style of the early 20th Century, it will be re-purposed to a boutique student accommodation development. Many of the buildings on Stanley Street are old warehouses (a nod to Liverpool's industrial past) that have been converted into offices or places of residence, and Granite House is no different.

The area is lively, with plenty of bars and restaurants close by. It is also a 5-minute walk to the city centre and attractions such as Liverpool One and The Albert Dock, making it an attractive option for students. The building is also close to Liverpool Lime Street railway station, so it is convenient for students who hail from further afield and do not wish to spend a lot of time travelling to their halls of residence. Similar student developments in the area have proven extremely popular with students and investors alike, such as Stanley Court which sold out in just a month.



Not only can students easily enjoy the cultural offerings and nightlife that Liverpool boasts, but the university campuses are close by. Liverpool Hope's Creative Campus, The University of Liverpool and various Liverpool John Moores' campuses (Copper Hill, Brownlow Hill, City Campus) are all just twenty minutes' walk away.

Granite House will comprise **39 self-contained units** with en-suite bathrooms and integrated kitchens. A range of communal facilities will also be readily available for tenants, such as a communal basement area that will be used as a series of breakout areas with TVs, games area with pool tables and comfortable lounge furniture. The studios will also be furnished to the highest specification with walk-in showers, built-in mirrors, LVT flooring and 2/3 seater sofas.



# GRANITE HOUSE

## THE STUDIOS

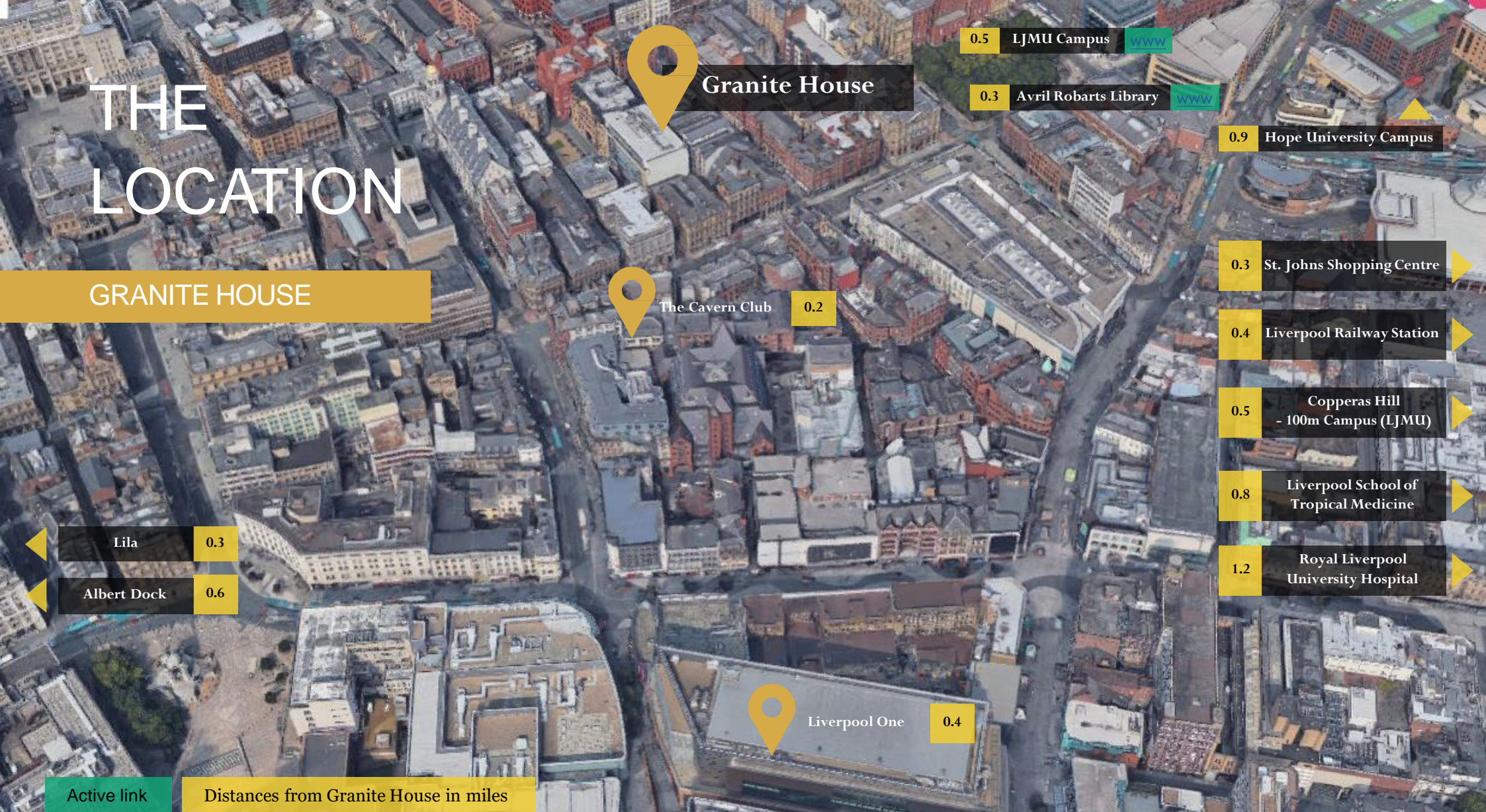
Studios in Granite House are on average 25m<sup>2</sup> and are designed to separate sleep / study and living areas to give the feeling of a one-bedroom apartment. Neighbouring student accommodation blocks include Vita Student, where residents pay on average £170pw, and studios are around 20m<sup>2</sup>. If students must pay roughly the same amount, but get a much larger studio with newer facilities, it is obvious what they will pick.





# THE LOCATION

## GRANITE HOUSE



Stanley Street is renowned for its bars and boasts a lively nightlife scene. The southern half of the street was subject to various civil engineering project called the Big Dig, a decade-long scheme that was implemented in preparation for Liverpool's 2008 European Capital of Culture status. Since regeneration has commenced, property prices in the L1 area have skyrocketed, shooting up 41% in the three years to 2015.



# ENTERTAINMENT

## SHOPPING

Liverpool One is a large shopping and leisure complex completed in 2008 that is situated just a five-minute walk away. It is the UK's largest open-air shopping centre, and since its completion it has significantly boosted Liverpool's economy and catapulted Liverpool into one of the UK's top five retail destinations, as each year it welcomes over 29 million visitors.



## CULTURAL AND LEISURE

On Sir Thomas Street, that runs parallel to Stanley Street, is Breakout Liverpool, a live escape room game where teams of 2-5 must escape a locked room using only the power of their brain.

Close by, there is also the Cavern Club, which is home to some 1960s memorabilia and hosts live tribute acts both night and day, the Liverpool War Museum for those who wish to go on a more educational outing, and the Royal Court Theatre, Liverpool Playhouse Theatre and the Epstein Theatre for students with a passion for the arts.





# REGENERATION

## TEN STREETS

Plans have been made that aim to revitalise the 125 acres of Liverpool's Northern City Fringe between Liverpool's city centre and superport into a vibrant creative hub called Ten Streets – with the aim for it to become much like the Shoreditch area in London. As the original creative hub in Liverpool – the Baltic Triangle – becomes increasingly unaffordable, businesses are looking to relocate, and the Ten Streets area is well-placed to accommodate that need. The improvement of transport infrastructure is already underway, and there are also plans to renovate the warehouses in the vicinity into apart-hotels, restaurants and leisure facilities.



A new dimension will also be created with plans underway to build a theatre and music venue, and to be an innovative leader in renewable energy and environmentally sustainable design.

Stanley Street is close to Ten Streets, and as most students enjoy the buzz of Shoreditch in London, so too will they appreciate being so close to the creative vibe of Ten Streets.



# ASPECT

Whilst the conversion of 8-10 Stanley Street is underway, every effort will be made to ensure that the architectural quality of the original building is preserved to ensure it keeps its appeal for years to come.

The interior was designed to be as open-plan as possible, and this is something that the developers will be mindful of going forward. The cast iron columns will be exposed throughout to act as a reminder of the building's heritage, and the floor will be carefully partitioned to ensure that it falls in line with any elevation.



The original gable was previously unceremoniously removed, and plans have been put in place to reinstate the gable, bringing back some of the original charm of the building. The original gable was meant to have matched with the gables at number 4 and number 16 Stanley Street, and the replacement gable will match drawings that pre-date the 1947 fire.

The white ppc aluminium windows on the ground floor will also be replaced with off-white painted hardwood windows, to reflect the original design.

# THE CASH FLOW



TYPICAL STUDIO	
Purchase Price	£79,827.36
INCOME	
Weekly Rent	165.00
Gross Rent	8415.00
DEDUCTIONS	
<b>Lettings Management 8%</b>	<b>£673.20</b>
SERVICE CHARGE	
Utilities	136.25
Phone / Internet	45.42
Staff	146.23
Marketing	71.48
Cleaning	174.27
Health & Safety	13.98
Maintenance Contracts	147.53
Insurance	27.83
Legal & Professional	28.00
Accountant	22.53
Sinking Fund	252.45
Security	36.34
Statutory & Accreditation	28.10
<b>Service Charge</b>	<b>£1,130.41</b>
<b>Total Lettings and Block Management</b>	<b>1803.61</b>
Projected Income	6611.39
<b>Rental Assurance for 2 years</b>	<b>£6,625.67</b>
Rental Assurance Yield	8.3%
Less Ground Rent	£350.00
<b>Net Income</b>	<b>£6,275.67</b>
<b>Net Yield</b>	<b>7.9%</b>



# THE DEVELOPER

Middleton solicitors are a well established law firm in Liverpool. The founding partner, Mr Alan Middleton owns Granite House and the firm has previously practised from there. The Middleton family recently developed luxury homes in the prestigious Wirral Peninsula. Granite Building Management Ltd has been formed to redevelop Granite House with the assistance of master contractor PJ Percival Construction Ltd.



## Previous developments

New build houses located within a private development providing an open aspect of Bromborough woodlands to the rear. The properties are close to Wirral's most desirable beauty spots, Dibbinsdale Nature Reserve, Eastham Country Park and Raby Mere, also the catchment area for 'Wirral Grammar' School and other excellent local primary schools. The four and five bedroom houses are traditional brick built with clay tiled roofs. These houses have been completed to a high quality specification that owner occupiers would expect from a premium home. The starting prices of the houses is more than half a million pounds. One can easily understand why they have been very popular with discerning end users. The same attention to detail will be made on Granite House to ensure that the students experience a distinguished style with a sense of practicality.

# INVESTMENT SUMMARY

- Just 39 units available
- Unbeatable central location
- High demand for student accommodation in Liverpool
- Distinguished building with original unique features to be reinstated
- Stylish self-contained studios
- Prices from £69,303
- 8.3% rental assurance for 2 years
- 5% interest on deposit
- Sept 2018 completion





This document is intended to provide general information concerning the proposed development, construction and management of 8 – 10 Stanley Street, Liverpool, L1 6AF. The information provided has been prepared in good faith and to give a fair overall view of the Development. The photographs and electronically generated images, furnishings and accessories featured are for illustrative purposes only. This document and all information provided by us at our web site at [www.onetouchinvestment.co.uk](http://www.onetouchinvestment.co.uk) or otherwise is based upon information provided by Granite Building Management Ltd (the Vendor) to One Touch Solution Limited t/a One Touch Property Investment ('One Touch', 'we', 'us', 'our') and is provided on a confidential basis. This document is for the sole use of potential business partners and/or prospective purchasers. Reasonable care has been taken by us in the preparation of this document but we do not accept any responsibility or liability for the information which has been provided by the Developer. We further do not accept responsibility or liability of views or opinions herein provided or provided by us or on our behalf (whether orally or in writing) unless we have expressly confirmed such information and/or views and/or opinions in writing as being such that it should and can be relied upon. The information provided should not be taken as advice in relation to the Development. We do not warrant the accuracy or completeness of the information and/or measurements and/or financial returns provided in this document. These have been provided by the Vendor and we believe them to be correct. You acknowledge that you should and will make your own enquiries before proceeding to purchase. Nothing in this document is or should be relied upon as a representation, warranty or promise as to the past, present or future performance of One Touch, the Vendor or any person directly or indirectly connected with and of them. We recommend that all appropriate commercial, tax and legal enquiries and advice is obtained before entering into a legally binding contract to purchase a property forming a part of the Development. Copyright in and to this document and its contents belong to One Touch Solution Limited.

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