

KEXGILL **COURT**

PBSA INVESTMENT OPPORTUNITY **IN LIVERPOOL CITY CENTRE**

19 GILDART STREET
LIVERPOOL
L3 8LB

INVESTMENT CONSIDERATIONS

- Affordable, well-located purpose-built student accommodation (PBSA) investment opportunity in Liverpool City Centre, one of the UK's leading university markets.
- Comprising **47 bed spaces**.
- Located within walking distance of the **University of Liverpool, Liverpool John Moores University, Liverpool School of Tropical Medicine** and **Liverpool International College**.
- Liverpool is the UK's 10th largest full-time student city, with a combined student population of 55,840 and an estimated 26,700 students currently unable to access purpose-built accommodation, creating a structural and persistent supply deficit.
- The property benefits from a strong city-centre position, close to university facilities, teaching buildings, libraries, hospitals, shops, cafés, supermarkets and Liverpool Lime Street Station.
- Let on a **48-week contract**, providing a contracted rental income of **£305,280 per annum**.
- The income reflects **£6,495 per bed per annum**, or **£125 per bed per week**.
- The contracted income is reversionary relative to current market rents, providing an incoming investor with a well-evidenced platform for rental growth and income enhancement upon lease expiry.



PROPOSAL

Offers are invited in excess of **£3,475,000 (Three Million Four Hundred and Seventy Five Thousand Pounds)**, reflecting a **Gross Yield of 8.78%**, and an attractive price per bed space of **£74,000**.

LOCATION

Kexgill Court is situated on Gildart Street, within Liverpool city centre and the city's established university quarter.

The property is well placed for students, being within walking distance of the **University of Liverpool**, **Liverpool John Moores University**, **Liverpool School of Tropical Medicine** and **Liverpool International College**. The location provides excellent access to teaching facilities, libraries, student services, hospitals, shops, cafés, supermarkets and the wider city-centre amenity offer.

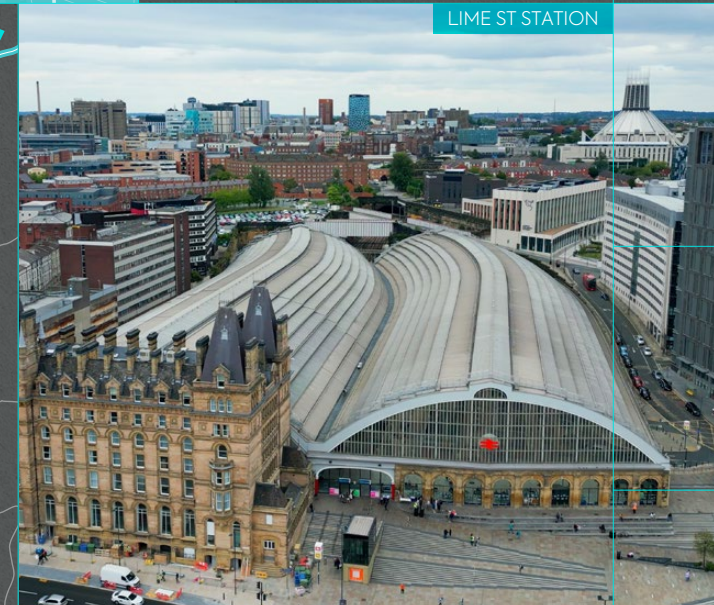
Proximity to multiple higher education institutions is a fundamental strength of the investment, providing access to a broad and sustainable student occupier base. At £125 per bed per week, Kexgill Court offers students an accessible and competitively priced city-centre option within walking distance of lecture theatres, university libraries and key amenities – a proposition that resonates strongly with cost-conscious domestic students and drives consistent occupier demand.

The surrounding area forms part of Liverpool's established university quarter and Knowledge Quarter district, with a concentration of higher education institutions, teaching hospitals and student-oriented amenities generating consistent and broad-based demand for well-located, affordable accommodation in this part of the city.



UNIVERSITY OF LIVERPOOL

- 1 Liverpool John Moores University
- 2 Liverpool School of Tropical Medicine
- 3 University of Liverpool
- 4 Liverpool International College



LIME ST STATION

Click for [Google Maps](#)

What3Words [vibe.bind.diary](#)

LIVERPOOL CITY CENTRE



Liverpool International College

Liverpool Cathedral

University of Liverpool

Victoria Gallery & Museum

Royal Liverpool University Hospital

Royal Albert Dock

Liverpool School of Tropical Medicine

Lime St Station

Royal Liver Building

**KEXGILL
COURT**

River Mersey

Liverpool John Moores University

LIVERPOOL CITY CENTRE

KNOWLEDGE QUARTER

UNIVERSITY OF LIVERPOOL BUILDINGS

Pembroke Pl

London Rd

Gildart St

New Islington

Grove St

Low Hill

A57 Prestcot St

DESCRIPTION

Kexgill Court is a purpose-built student accommodation asset comprising 47 bed spaces arranged across ground and five upper floors.

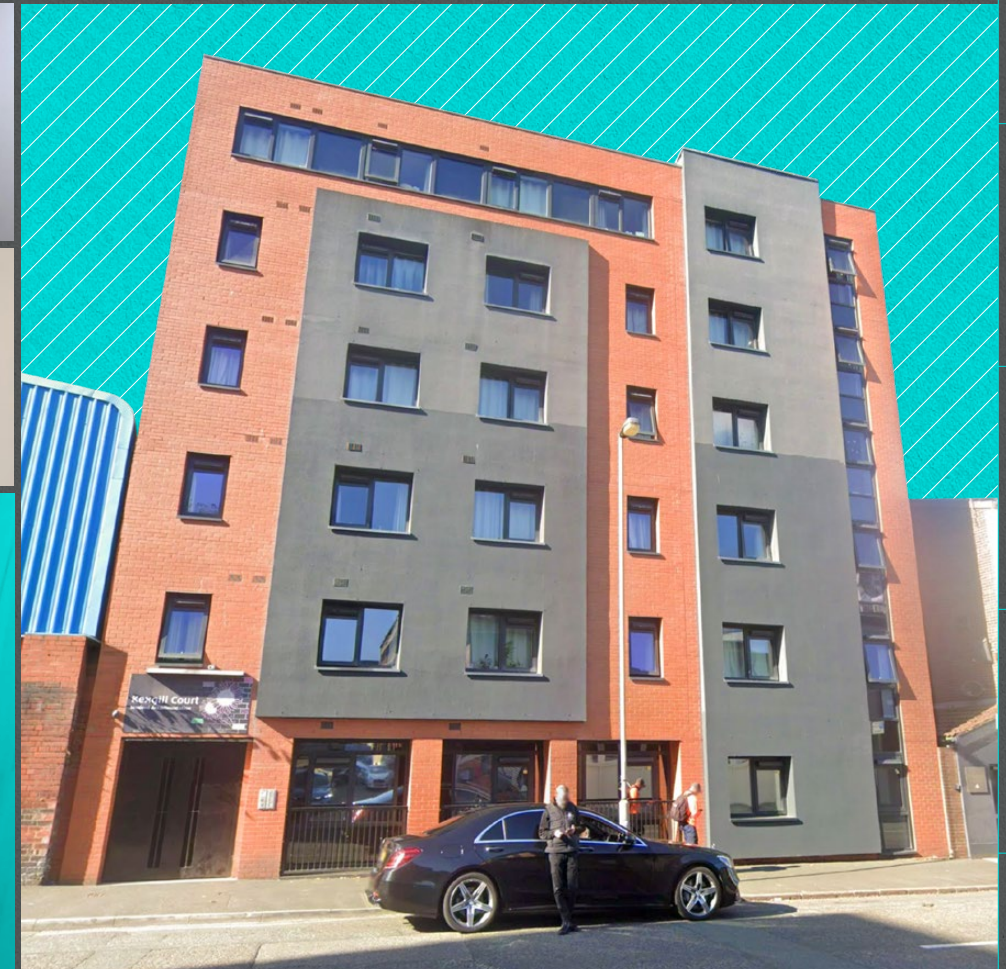
The property is let on a 48-week contract, providing a contracted rental income of £305,280 per annum.

Kexgill Court offers investors direct exposure to Liverpool's structurally undersupplied student accommodation market, underpinned by proximity to the city's principal universities, key student amenities and Liverpool Lime Street Station.

Further information relating to the accommodation schedule, occupational agreement and property information is available within the data room.

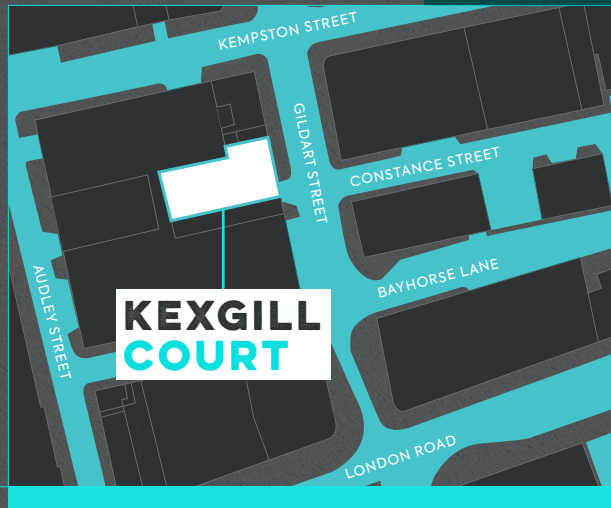


55,840
students



47
bed spaces

SITE LAYOUT PLAN



KEXGILL COURT

INCOME SUMMARY

The asset is let on a **48-week contract**, producing a rent of **£305,280 per annum**.

Accommodation and Income Profile

Description	Detail
Beds	47
Contract Length	48 weeks
Rent from 01/07/2024	£305,280 per annum
Rent from 01/07/2025	£305,280 per annum

This reflects an average rent of approximately **£6,495 per bed per annum**, or approximately **£125 per bed per week**.

LIVERPOOL STUDENT MARKET

Liverpool is one of the UK's leading university cities, home to a combined full-time student population of **55,840 students** across its two principal higher education institutions – the **University of Liverpool** and **Liverpool John Moores University** – together with Liverpool Hope University, the Liverpool School of Tropical Medicine and a number of specialist education providers.

The University of Liverpool is a member of the prestigious Russell Group, ranked **19th in the Complete University Guide 2025** – its highest-ever position – with a full-time student body of approximately 28,985. Liverpool John Moores University, ranked **52nd nationally**, contributes a further 26,855 full-time students, giving the city one of the largest and most diverse student populations of any UK regional city. Liverpool holds the distinction of being the **10th largest full-time student city in the UK**.

Beyond its universities, Liverpool has invested heavily in its position as a knowledge economy destination. The city's **Knowledge Quarter (KQ Liverpool)** – a 450-acre innovation and education district within which Kexgill Court sits – is subject to over **£1 billion of committed investment**, including the landmark Paddington Village development providing 1.8 million sq ft of science, technology, education and health space. This ongoing investment is expected to further strengthen graduate retention and long-term student demand in the surrounding area through to 2040 and beyond.



UNIVERSITY OF LIVERPOOL

	Ranking (Complete University Guide 2025)	Total full time students (HESA 22/23)	% Non-UK students	5 year student growth	10 year student growth
University of Liverpool Russell Group	19th	28,985	21%	8%	29%
Liverpool John Moores University LJMU	52nd	26,855	9%	12%	18%
		55,840			



DEMAND & SUPPLY

The structural imbalance between student numbers and available accommodation represents one of the most compelling investment dynamics in the Liverpool market. Of the city's **55,840 full-time students**, an estimated **26,700 students are currently unable to access purpose-built student accommodation** – representing one of the largest unmet demand pools across all major UK university cities.

Student numbers in Liverpool have grown strongly over the past decade, with the combined full-time population increasing by over **16% in the five years** prior to the 2022/23 academic year, and by over **20% over the ten-year period**. This sustained growth in student numbers has materially outpaced supply-side delivery, creating a persistent and deepening accommodation deficit that directly underpins occupancy resilience and rental performance across the city's PBSA stock.

On the supply side, planning authorities in Liverpool are now **increasingly cautious** about approving new PBSA schemes, constraining the future pipeline and enhancing the scarcity value of existing, well-located stock. National PBSA occupancy averaged **98% in 2023/24**, with recent purpose-built schemes in Liverpool achieving **99% occupancy** since opening – a testament to the depth and resilience of student accommodation demand in the city.

RENTAL GROWTH

Kexgill Court's passing rent of **£125 per bed per week** sits below the current market range for comparable city-centre PBSA in Liverpool, where well-located stock is achieving **£140–£170 per bed per week**. The asset is therefore **reversionary**, offering an incoming investor a straightforward opportunity to rebase rents towards mid-market levels at lease expiry – a move supported by strong market evidence and requiring no material improvement in asset quality to achieve.

The reversion case is supported by a strong market backdrop. Liverpool private rents grew **6.3% in the year to April 2026** (ONS), outpacing the wider North West, while national PBSA rents rose **8.02% in 2023/24**. The North West is forecast to deliver **31.2% capital growth by 2029** – the highest of any UK region – providing investors with a dual income and capital growth opportunity from a contracted, low-risk base.



LIVERPOOL JOHN MOORES UNIVERSITY

FURTHER INFORMATION

Tenure

The property is held on a long lease from Liverpool City Council for 125 years from 1 March 2013.

EPC

EPC rating of B.

VAT

The asset is not elected for VAT.

Anti-Money Laundering

In accordance with current Anti-Money Laundering legislation, the successful purchaser will be required to provide satisfactory identification and source of funds documentation prior to exchange of contracts.

Data Room

Further information can be found in the property data room.

CONTACT

For further information or to arrange a viewing, please contact:

Steve Carrick

sc@carrickre.com
07711 042 584

CARRICK

REAL ESTATE //

carrickre.com

NO.1 ST MICHAEL'S
38 JACKSON'S ROW
MANCHESTER / M2 5WD

PROPOSAL

Offers are invited in excess of **£3,475,000 (Three Million Four Hundred and Seventy Five Thousand Pounds)**, reflecting a **Gross Yield of 8.78%**, and an attractive price per bed space of **£74,000**.

IMPORTANT NOTICE: These are not an offer or contract, nor part of one. You should not rely on statements by Carrick Real Estate in the particulars or by word of mouth or in writing (information) as being factually accurate about the property, its condition or its value. Neither Carrick Real Estate has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Carrick Real Estate is a limited company registered in England with registered number 10893418. Our registered office is No.1 St Michael's, 38 Jackson's Row, Manchester, M2 5WD where you may look at a list of members' names. June 2026.

Created by CARVE carve-design.co.uk 17808/6