

# PURPOSE BUILT STUDENT ACCOMODATION INVESTMENT OPPORTUNITY

Affordable PBSA in a Dual University Market



## Miura

NOTTINGHAM

33 CURZON STREET, NG3 1BE



CUSHMAN &  
WAKEFIELD

#CWLiving

# INVESTMENT RATIONALE



**214 beds**, arranged as 208 studios (97%) and three twin studios providing a further six beds (3%).



The property opened for the 2019/20 academic year.



**Less than a 10-minute walk** from Nottingham Trent University and just a 14-minute tram ride to the University of Nottingham's main campus via Lace Market tram stop.



Modern, market leading amenity space, totaling to **2.4 sqm per bed**. This level of amenity provision is significantly ahead of the market standard in Nottingham and the UK average which sits at 1.4 sqm per bed.



Generous room sizes ranging from **15.5 - 38.1 sqm**.

PRESTIGE student living

Direct let and operated by Homes for Students under their premium **Prestige Student Living** brand.



Nottingham is a dual university Russell Group destination, with a total student population of over 66,000, split between the University of Nottingham (34,240) and Nottingham Trent University (32,430).



Both Universities are ranked in the top 15 across the UK for full-time student population.



EPC B



Freehold.



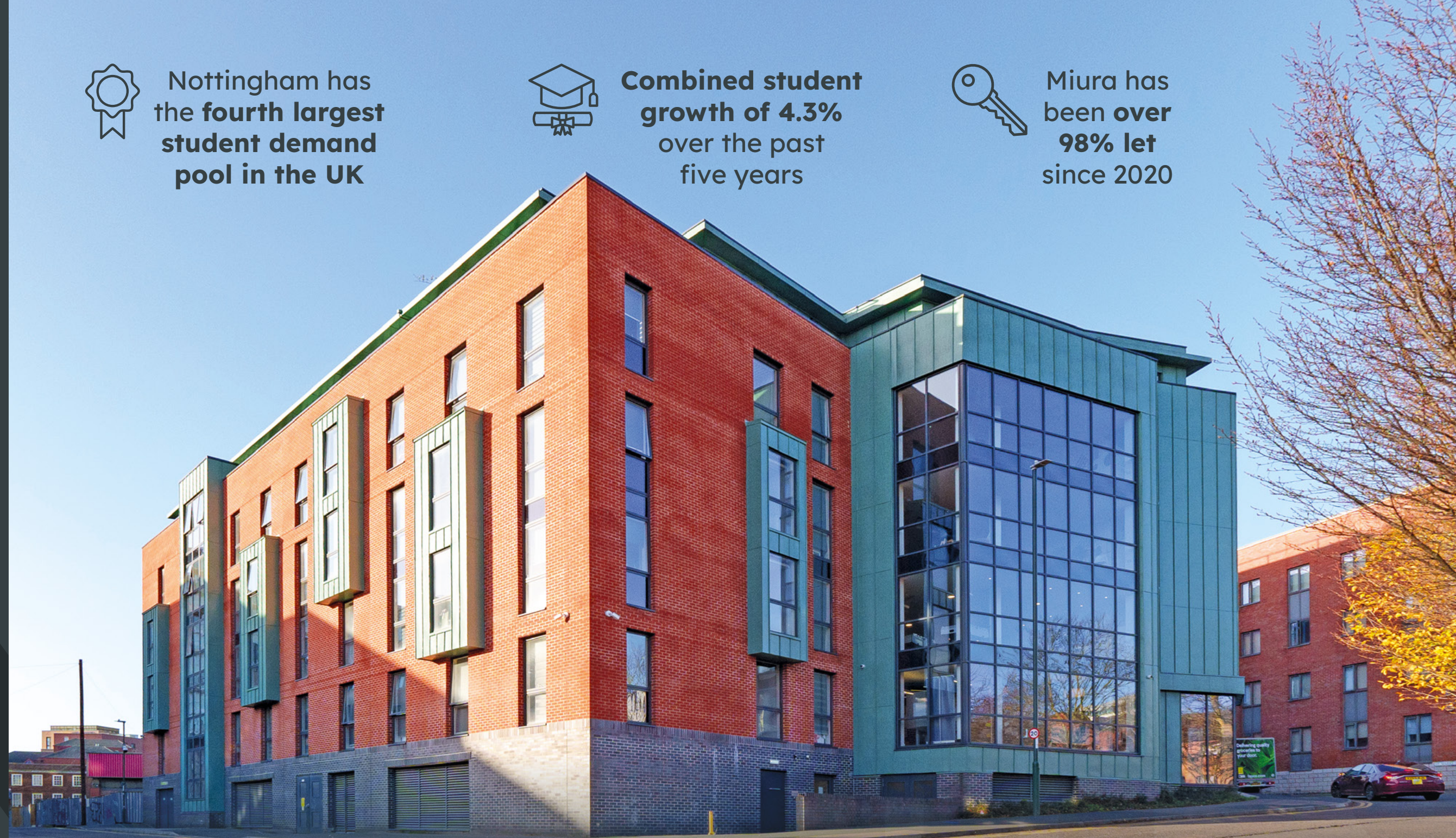
Nottingham has the **fourth largest student demand pool in the UK**



Combined student growth of **4.3%** over the past five years



Miura has been **over 98% let** since 2020



## PROPOSAL

**Offers in excess of £18,500,000 (Eighteen Million Five Hundred Thousand Pounds) which reflects a low capital value per bed of £86,450) subject to contract and exclusive of VAT.**

A purchase at this level reflects an attractive net initial yield of 6.00% on the targeted 2026/27 income.





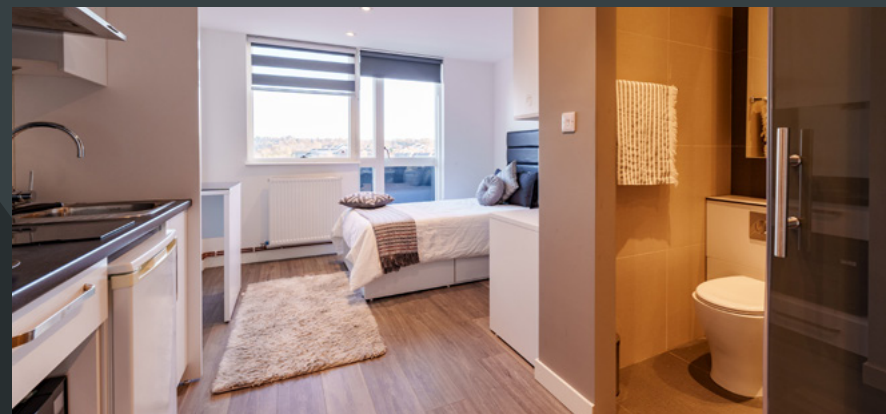
## DESCRIPTION

Miura is a city-centre located PBSA development which opened for students in 2019.

The property comprises 214 beds, arranged as 208 studios (97%) and three twin studios providing a further six beds (3%), offering a modern and refined living experience that reflects the preferences of Nottingham's diverse student population.

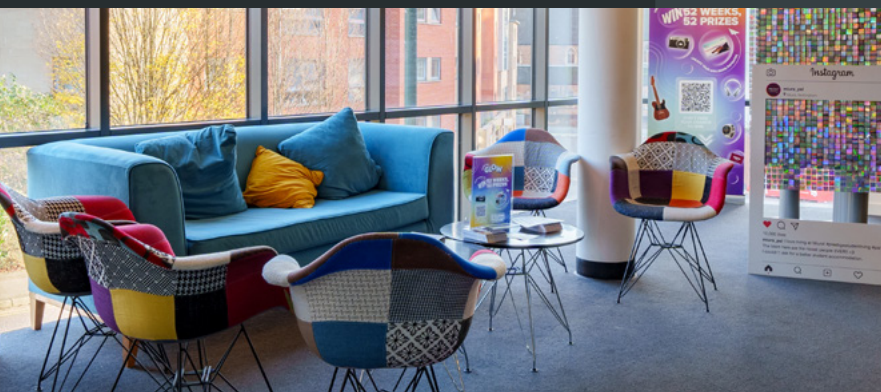
The building is arranged over five floors plus lower ground and basement levels. The development offers a strong level of amenity provision throughout the property. Communal lounges are provided on each level, presenting potential opportunities for enhancement through additional value-add features or upgraded shared spaces.

The accommodation offers a choice of studio and twin rooms, split across various room sizes, designed to appeal to a broad segment of the student population and provide varied pricing points. Twin studios are 31.3 sqm, while studios vary between 15.5 sqm and 38.3 sqm. All rooms are of a high quality specification, featuring modern fixtures and fittings, ensuite bathrooms, fully fitted kitchens, and smart TVs. A number of units also benefit from private balconies.



## ACCOMMODATION SCHEDULE

Level	Studio Beds	Twin Beds	Total Beds	Studio Sizes	Twin Sizes
Basement	8	-	8	15.5-17.6	-
Lower Ground	10	-	10	15.5-28.5	-
Upper Ground	38	-	38	15.5-25.6	-
First Floor	41	2	43	15.5-38.3	31.3
Second Floor	41	2	43	15.5-38.3	31.3
Third Floor	41	2	43	15.5-38.3	31.3
Fourth Floor	29	-	29	15.5-28.5	-
Total	208	6	214		



## BUILDING SAFETY & ESG



**Date of Construction: 2019**



**FRAEW: Tolerable**  
(Fire Engineering Consultancy- June 2025)



**Building Height: 15.3m**



**Three Stairwells**



**Lift Survey: ✓**  
(Allianz- September 2025)



**EPC: B**



**The Vendor has undertaken a programme of fire safety works, completing in 2025**



**On-site cycle storage**



**FRA: ✓**  
(Lighthouse- June 2025)



**Access Control System**



**Emergency Lighting: ✓**  
(KBL Electrical & Mechanical Services- 2019)



**There is onsite maintenance and a CCTV system in place**



**EWS1: B1**  
(Fire Engineering Consultancy Ltd- May 2025)





Reception



Pool Table



Air Hockey

# MARKET LEADING AMENITY SPACES

There is a total of 2.4 sqm of amenity space per bed at Miura, exceeding the UK PBSA average of 1.4 sqm per person.



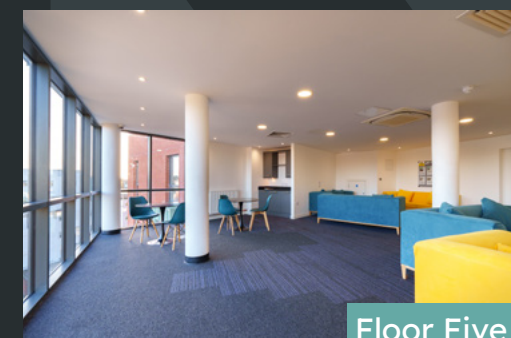
Ground Floor



Floor Three



Floor Four



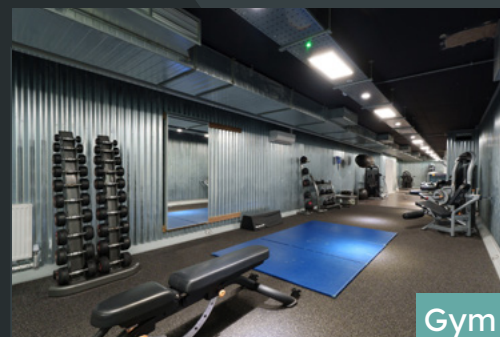
Floor Five



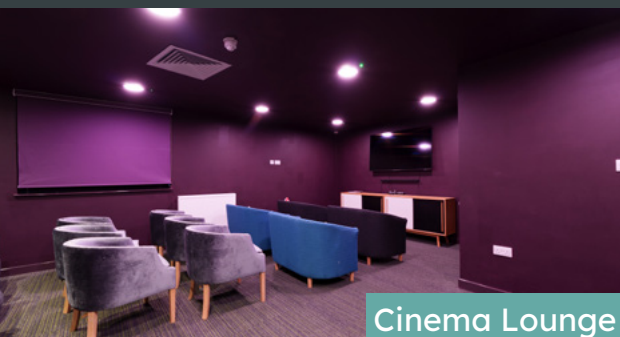
Floor Five



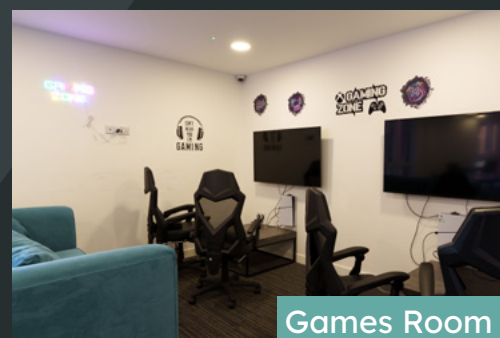
Private Dining



Gym



Cinema Lounge



Games Room



Table Football

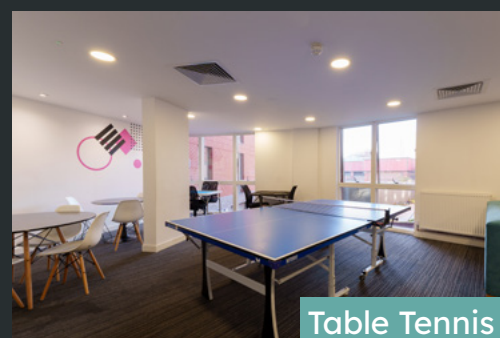


Table Tennis

## AMENITY SPACE



Communal Lounges on each floor



Study Spaces



Games Hub



Private Dining Room x2



Gym & Changing Rooms



Cinema Lounge



Table Tennis



Air Hockey



Table Football



Pool Table



Courtyard



Bike Storage (76 Spaces)

# FLOOR PLANS



## KEY

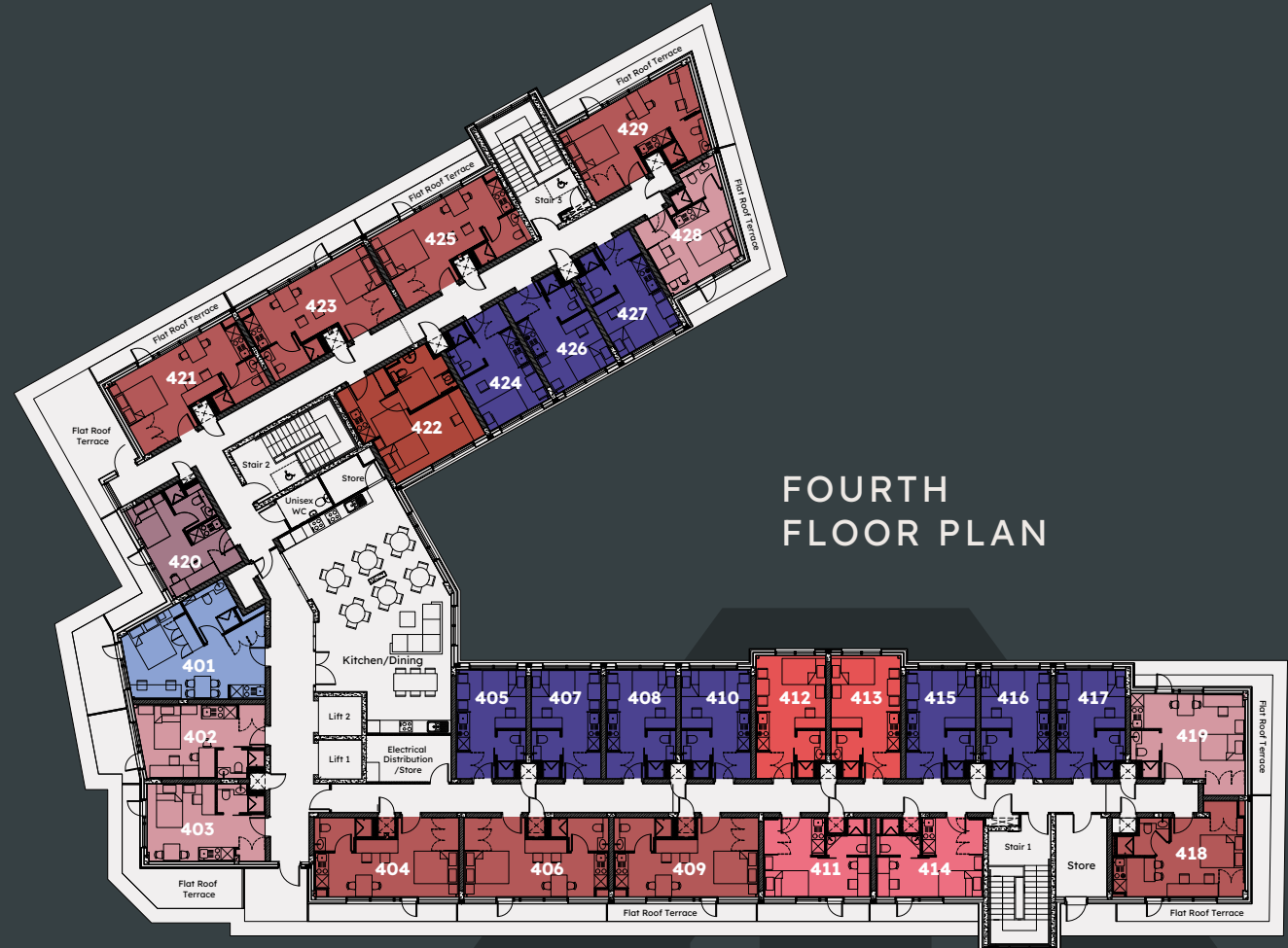
- |  |                           |  |                            |
|--|---------------------------|--|----------------------------|
|  | Classic Accessible Studio |  | Large Premium Studio       |
|  | Standard Studio           |  | Premium Double Studio Plus |
|  | Classic Studio            |  | Deluxe Double Studio       |
|  | Classic Studio Plus       |  | Super Deluxe Double Studio |
|  | Premium Studio Plus       |  | Deluxe Studio              |
|  | Premium Double Studio     |  | Deluxe Studio Plus         |
|  | Large Classic Studio      |  | Classic Twin Studio        |
|  | Large Classic Studio Plus |  | Premium Studio             |

UPPER GROUND FLOOR PLAN

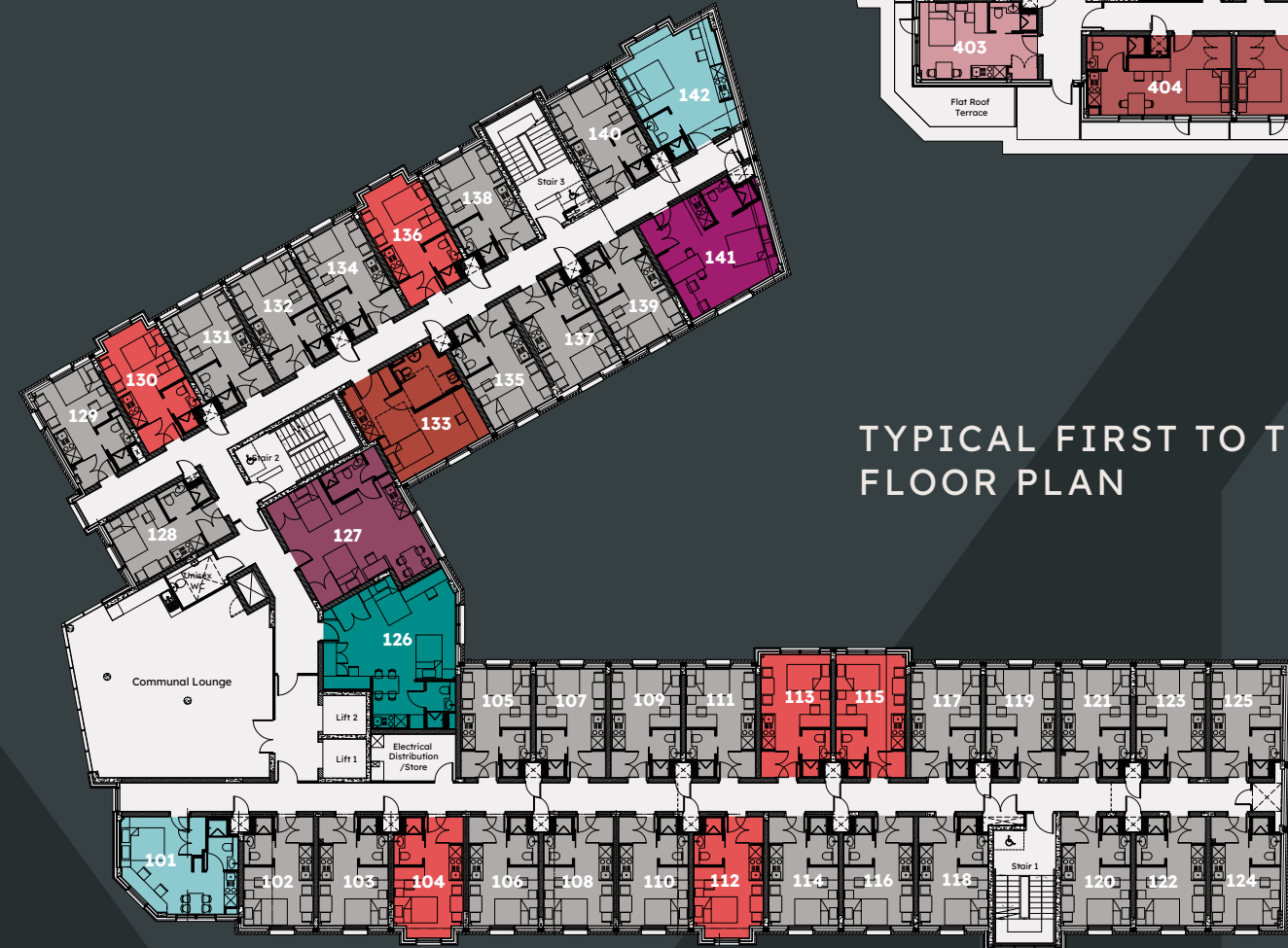
LOWER GROUND FLOOR PLAN

A full set of floor plans can be reviewed in the data room.

# FLOOR PLANS



FOURTH FLOOR PLAN



TYPICAL FIRST TO THIRD FLOOR PLAN

- KEY**
- Classic Accessible Studio
  - Standard Studio
  - Classic Studio
  - Classic Studio Plus
  - Premium Studio Plus
  - Premium Double Studio
  - Large Classic Studio
  - Large Classic Studio Plus

- Large Premium Studio
- Premium Double Studio Plus
- Deluxe Double Studio
- Super Deluxe Double Studio
- Deluxe Studio
- Deluxe Studio Plus
- Classic Twin Studio
- Premium Studio

A full set of floor plans can be reviewed in the data room.



# COMPETING SCHEMES

There are currently over 66,000 students in Nottingham and 35,000 PBSA beds across the market, with the city holding the third largest demand pool in the UK.



Map No	Scheme	Operator	Opened	Beds	Amenity Space Per Bed	Walking Time to NTU (Mins)	Studio Rent PW (AY 26/27)	Studio Weeks	Lounge Area	Study Space	Games Room	Cinema	Dining Room	Gym	Outside Space
1	Bridgeside	Luna Students	2025	222	1.0	32	£255-£345	51	✓	✓	✓		✓		✓
2	Bromley Place	Unite	2024	271	1.4	7	£255-£268	51	✓	✓	✓	✓			
3	York House	Student Roost	2021	472	1.0	4	£229-£269	44/51	✓	✓	✓	✓	✓	✓	✓
4	Fusion	Fusion	2025	552	1.8	7	£210-£265	44/51	✓	✓	✓		✓	✓	✓
5	Centre Court	Evo Student	2025	790	1.5	10	£208-£279	45/51	✓	✓	✓	✓	✓	✓	✓
6	Crown Place	Prestige Student Living	2023	427	1.5	13	£200-£265	46/51	✓	✓	✓	✓	✓	✓	✓
7	Arcadian	Evo Student	2024	293	1.8	6	£200-£265	44/51	✓	✓	✓	✓	✓	✓	✓
8	True Nottingham	True Student	2025	661	1.4	13	£199-£250	44/51	✓	✓	✓		✓	✓	✓
9	Straits Village	Prestige Student Living	2021	301	1.1	8	£185-£230	44/51	✓	✓	✓	✓	✓	✓	✓
10	Miura	Prestige Student Living	2019	214	2.4	10	£180-£285	44/51	✓	✓	✓	✓	✓	✓	✓
11	Nelson Court	iQ Student	2023	215	1.6	16	£179-£286	51	✓	✓	✓	✓	✓	✓	✓
12	Medici	Homes For Students	2019	131	1.5	13	£165-£190	45/51	✓	✓	✓	✓		✓	

# NOTTINGHAM STUDENT MARKET



- 66,670 full-time students (2024/25 HESA)
- 13,105 international students
- Demand pool of 55,680 students - one of the largest demand pools in the UK.
- Student to bed ratio of 1.73:1.
- A dual University City.
- Home to an internationally renowned Russell Group University.
- Both universities are listed in the Top 15 for total full time student population in the UK:
  - UoN - 10th largest FT student population
  - NTU - 14th largest FT student population

## SUPPLY



For the 2025/26 academic year, Nottingham holds 35,273 PBSA beds, making it the second-largest PBSA market in the UK and one of the largest regional markets. Over 5,000 of these beds are considered to be poor-quality stock, making Miura an attractive option for students seeking affordable accommodation with a strong quality offering.

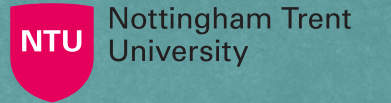
## DEMAND

Nottingham is a popular and growing student market, home to over 66,000 full-time students across two higher education institutions (24/25 HESA): The University of Nottingham and Nottingham Trent University.

According to 2024/25 HESA data, Nottingham Trent University (49%) and the University of Nottingham (51%) have an almost equal share of the student population.

Nottingham has the fourth largest student demand pool in the UK for student accommodation, with over 61,000 full-time students requiring a bed.

# NOTTINGHAM TRENT UNIVERSITY



**Ranked 46th**  
in The Times University Guide 2026

**4% growth**  
of full-time students over the past 5 years

**Gold Overall**  
Teaching Excellence Framework 2023

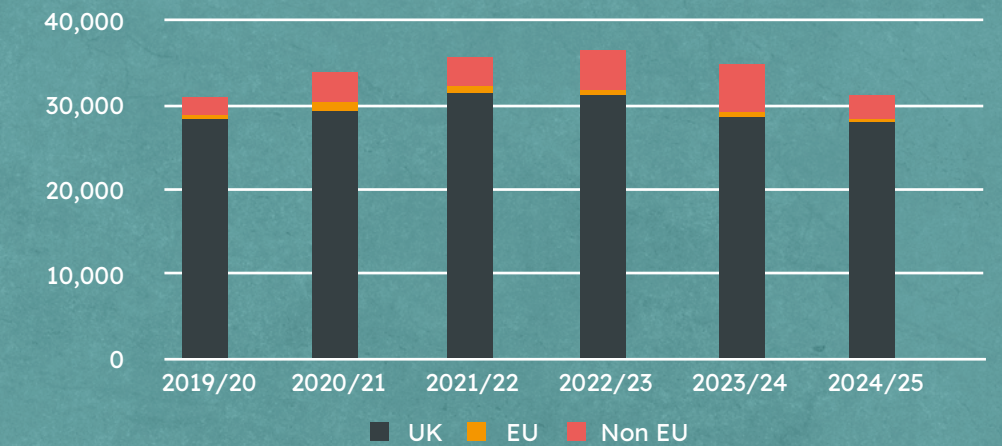
**32,430 Full-time**  
students 2024/25

**5,530 Full-time**  
highlight international students 2024/25

**25% increase**  
in international students over the past five years

Located just a 10-minute walk from Miura, Nottingham Trent University is the smaller of the city's two main institutions, with over 32,000 full-time students. NTU is one of the UK's top-performing post-1992 institutions, having grown its student population by nearly 9,000 students over the past ten years.

## TOTAL STUDENT GROWTH



# THE UNIVERSITY OF NOTTINGHAM



**Ranked 30th**  
in The Times University Guide 2026

**5% growth**  
of full-time students over the past 5 years

**Gold Overall**  
Teaching Excellence Framework 2023

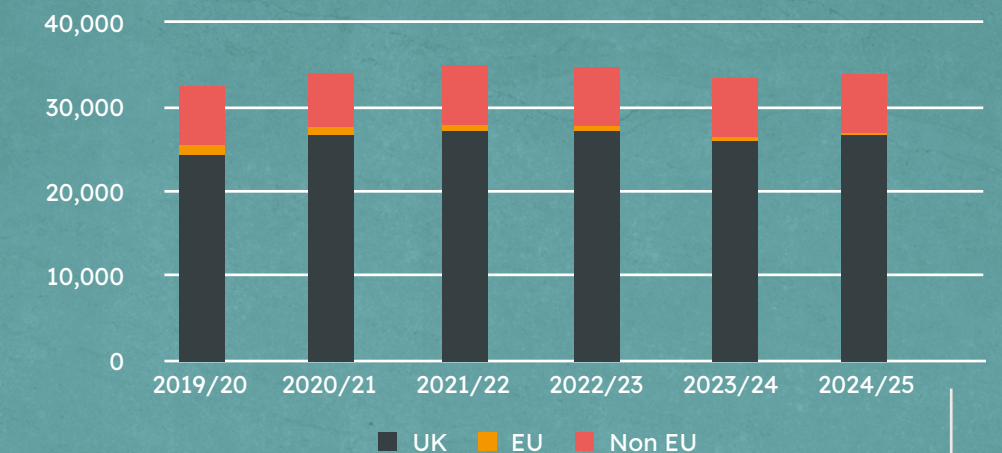
**34,240 Full-time**  
students 2024/25

**7,575 Full-time**  
international students 2024/25

**8% increase**  
in international students over the past ten years

Miura is located a 13-minute tram journey from the Lace Market and 17-minute cycle from the University of Nottingham's main campus. The University is home to a significant full time student population of over 34,000.

## TOTAL STUDENT GROWTH



# FINANCIAL SUMMARY

Miura is 100% let for the 2025/26 academic year. A full breakdown can be reviewed in the data room.

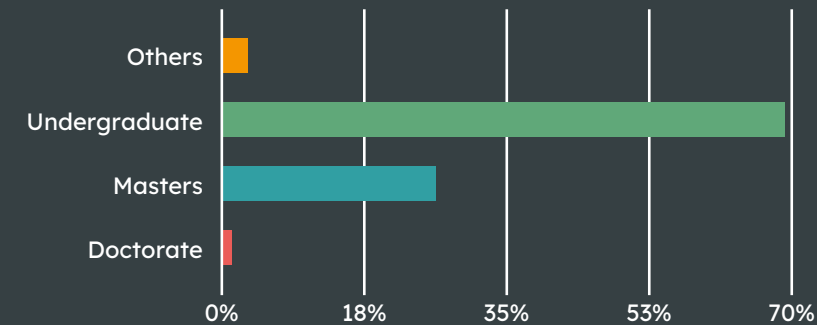
The 2026/27 rate card and target rent is outlined below. A full copy of the Homes For Students operating budget can be reviewed in the data room.

Room Type	Beds	Weeks	Weekly Rent 2026/27	Total Rent 2026/27
Classic Accessible Studio	1	51	£180	£9,180
Standard Studio	21	51	£178	£190,230
Standard Studio	20	44	£184	£161,700
Classic Studio	60	51	£183	£558,450
Classic Studio	25	44	£193	£212,300
Classic Studio Plus	5	51	£217	£55,335
Classic Twin Studio*	6	51	£145	£44,370
Deluxe Studio	10	51	£193	£98,430
Deluxe Double Studio	4	51	£250	£51,000
Deluxe Studio Plus	2	51	£240	£24,480
Large Classic Studio	20	51	£196	£199,767
Large Classic Studio	9	44	£202	£79,860
Large Classic Studio Plus	3	51	£235	£35,955
Large Premium Studio	4	51	£245	£49,980
Premium Double Studio	7	51	£255	£91,035
Premium Double Studio Plus	8	51	£268	£109,140
Premium Studio Plus	4	51	£250	£51,000
Premium Studio	3	51	£185	£28,305
Super Deluxe Double Studio	2	51	£285	£29,070
<b>Total/Average</b>	<b>214</b>	<b>49</b>	<b>£197</b>	<b>£2,079,587</b>
Void & Bad Debts				<b>-£41,592</b>
Incentives & Agents Fees				<b>-£111,000</b>
Additional Income				£2,204
Operating Costs Per Bed				<b>-£3,550</b>
<b>Target 2026/27 Net Operating Income</b>				<b>£1,186,834</b>

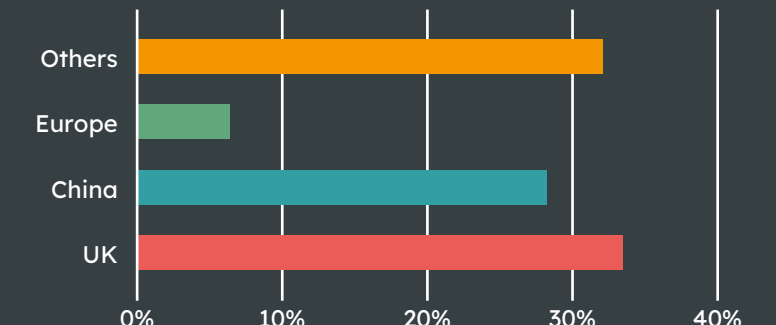
\* There are three Classic Twin Studios which provide a total of 6 beds.

# ASSET KPI'S

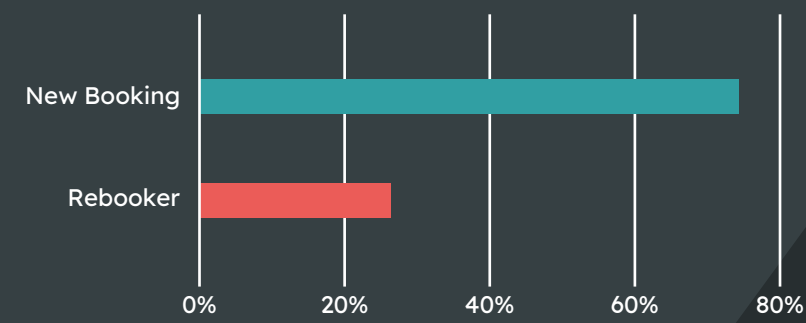
LEVEL OF STUDY 2025/26



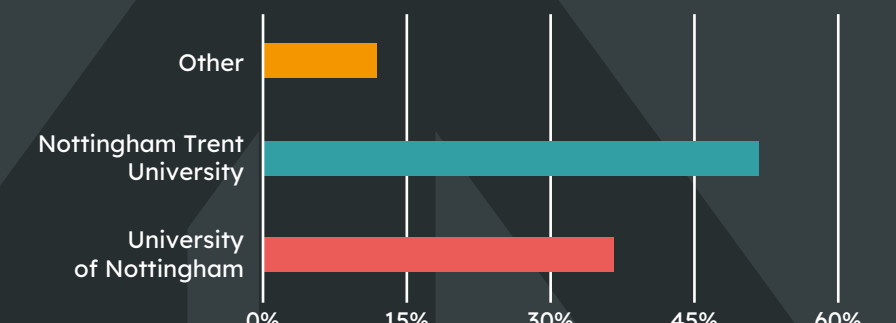
WHERE ARE STUDENTS FROM? 2025/26



REBOOKERS 2025/26



WHERE ARE STUDENTS STUDYING? 2025/26



## PRESTIGE student living

The property is managed by Homes For Students under their Prestige Student Living Brand.

[www.prestigestudentliving.com](http://www.prestigestudentliving.com)

### OPERATOR OVERVIEW



Homes for Students manages over **55,000 beds** across 235 properties.



**90%** Overall student satisfaction rating.



**1,200** Experienced Employees

# ADDITIONAL INFORMATION

## TENURE

The property is held under an absolute Freehold title.

Title Numbers: NT60402 & NT307277



## OPERATOR

**PRESTIGE** student living | Homes For Students under the Prestige Student Living brand.

## PROPOSAL

**Offers in excess £18,500,000 (Eighteen Million Five Hundred Thousand Pounds) which reflects a low capital value per bed of £86,450, subject to contract and exclusive of VAT.**

A purchase at this level reflects an attractive net initial yield of 6.00% on the targeted 2026/27 income.

## EPC

B

## VAT

The property is not elected for VAT.

## DATA ROOM

Please register for data room access by clicking **HERE**.

## AML REGULATIONS

In order to discharge their legal obligations, including under applicable anti-money laundering regulations, the agents will require certain information from the successful bidder. In submitting a proposal, you agree to provide such information when Heads of Terms are agreed.



## VIEWINGS

Viewings can be arranged by contacting a member of the team directly.

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**CUSHMAN & WAKEFIELD**

cushmanwakefield.com

Subject to Contract

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**Miura**

NOTTINGHAM

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