

STUDENT INVESTMENT

FOR SALE

Prime student accommodation opportunity

913.95m² | 9,838ft²

City centre location opposite Victoria Centre

250 years long lease of upper floors

24 cluster bedrooms

1 x 2 bed flat, 21 x studios

Part let, part vacant

£2,650,000 (£56,383 per bed)



KP House

5-13 Upper Parliament Street
Nottingham
NG1 2DX



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A thriving student economy

Nottingham's commercial landscape is fuelled by two world-class universities that contribute an impressive £3.8 billion annually to the UK economy, representing 14% of the local economy.

The universities attract a dynamic student population of around 72,000, including nearly 15,000 international students from 137 countries, who alone generate a £145 million economic boost locally each year. With 52,000 additional visitors drawn to the city annually by university activities, Nottingham's student economy is a cornerstone of its prosperity.

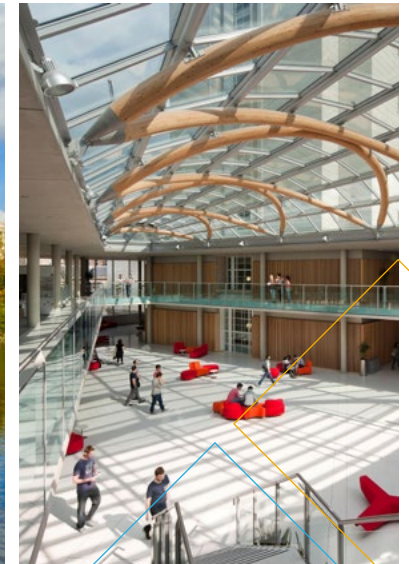
Demand for student accommodation continues to rise, driven by 2.8% annual growth in student numbers projected to 2030. A 15.5% increase in student rents between 2021/22 and 2023/24 underscores its strong investment potential, further enhanced by the high satisfaction levels of students in private Purpose-Built Student Accommodation (PBSA).



University of
Nottingham
UK | CHINA | MALAYSIA



Nottingham Trent
University



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fhpstudentliving



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Nottingham: the jewel of the East Midlands

Made world famous by the legendary outlaw Robin Hood, Nottingham perfectly balances a rich heritage with modern industries, world class sports, and a strong cultural sector.

Nottingham's vibrant multicultural communities, central location, excellent transport links, and buzzing city centre make it an attractive environment for students to live and study.

Destination	Distance	Drive time
University of Nottingham campus	2 miles	8 mins
NTU Clifton campus	4.8 miles	15 mins
M1 J24	7.2 miles	15 mins
A46	8.1 miles	20 mins
East Midlands Airport	13.4 miles	25 mins
Derby	15.2 miles	30 mins
Loughborough	15.4 miles	35 mins
Leicester	27.6 miles	45 mins
London	127 miles	2.5 hours



A unique opportunity

KP House presents a unique opportunity to acquire a prime student accommodation asset in the heart of Nottingham city centre. This handsome Victorian-fronted property offers an attractive mix of accommodation types including clusters, studios, and flats. Located directly opposite the Victoria Centre and a 5 minute walk from Nottingham Trent University, the property boasts an enviable location ideal for student and short-term rental markets. This long leasehold asset (250 years) represents an attractive investment with significant potential to enhance returns through refurbishment and upgrade.





Prime city centre location

KP House enjoys a prominent position on Upper Parliament Street at the top of Clumber Street, opposite the entrance to the Victoria Shopping Centre. Nottingham Trent University is a 5-minute walk, as is the Theatre Royal and Royal Concert Hall. The property is within easy walking distances of all the major amenities of Nottingham city centre, and is well served by public transport, including by tram and bus, as well as a city-wide electric scooter sharing scheme.

Point of Interest	Walking
Victoria Centre	1 min
Nearest tram stop	3 mins
Nottingham Trent University	5 mins
Nottingham Railway Station	13 mins



Accommodation summary

913.95m² | 9,838ft²

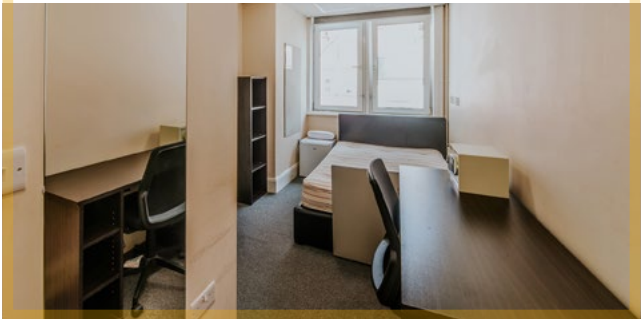
Prime city centre location opposite the Victoria Centre

250 year lease of upper floors at £250 p/a

24 cluster bedrooms (3 flats)

1 x 2 bed flat

21 x studios



Estimated rental values

Once refurbished, we estimate the following all-inclusive rents to be achievable on a 50-week AST:

Type	Estimated rent per week
En-suite cluster beds	£145
Studios	£195
2 bed flat	£300

Proposal

We are seeking a price of £2,650,000, reflecting a price of £56,383 per bed for this long leasehold interest with significant opportunities to add value through refurbishment.

The Opportunity

A handsome Victorian property, KP House was historically the head office of Nottingham Building Society. The upper floors were converted to student accommodation some 11 years ago.

The property comprises a ground floor entrance with accommodation on the first, second, third and fourth floors.

There are 3 x 8 bed cluster flats, each bedroom having their

own shower room plus a large communal kitchen and lounge.

In addition, there are also 16 studio apartments and 5 deluxe studios plus 1 x 2 bed apartment. All are fully furnished.

EPC

The property has an EPC rating of D/88. A copy of the EPC is available upon request.

Condition

The property is now somewhat dated and needs a cosmetic lift to help achieve full occupancy and full market rents for such a beautiful building in a prime location.

Planning

The building has planning consent for student accommodation which until this year has seen the building 100% let. The building is also in the perfect location for AirBnB accommodation.

Lease

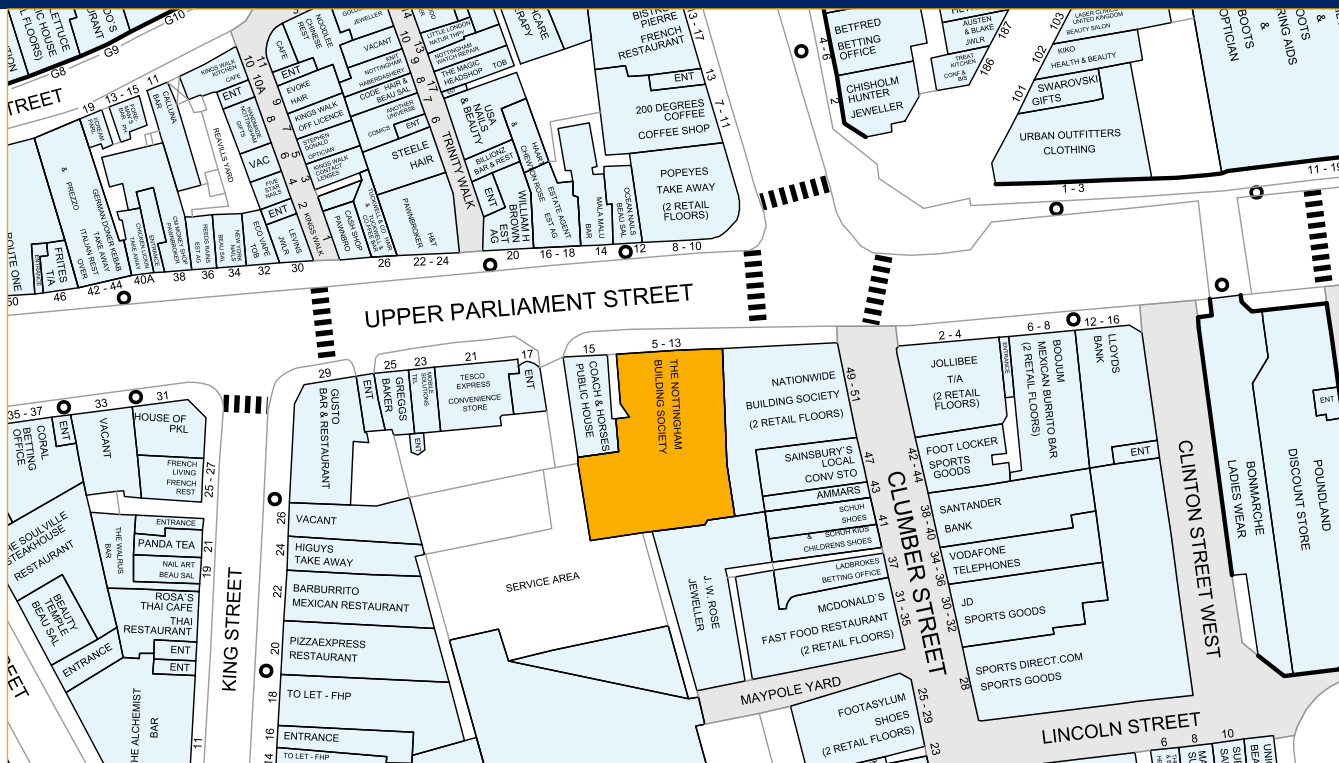
The student accommodation is held on a 250 year lease from 16/09/2013 at a rent of £250 per annum. The Landlord maintains and repairs the external parts and insures the property and recovers an apportioned part from the tenant.

ASTs

35 of 47 rooms (75%) are currently let through to September 2025 delivering an income of £195,000. A schedule is available upon request.

Identity Checks

To comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents which will be confirmed to and requested from the successful purchaser at the appropriate time.



Accommodation

The property offers the following gross internal areas:

	First floor	m ²	ft ²
	Cluster living room/kitchen	33.28	358
1	Ensuite within 8 bed cluster	13.00	140
2	Ensuite within 8 bed cluster	13.00	140
3	Ensuite within 8 bed cluster	14.00	151
4	Ensuite within 8 bed cluster	12.00	129
5	Ensuite within 8 bed cluster	16.00	172
6	Ensuite within 8 bed cluster	13.00	140
7	Ensuite within 8 bed cluster	13.00	140
8	Ensuite within 8 bed cluster	13.00	140
9	Studio	27.00	291
10	Studio	25.00	269
11	Studio	19.00	204
12	Studio	18.00	194
13	Studio	19.00	204
14	Studio	29.00	312



First floor

- Classic Ensuite
- Deluxe Ensuite
- Premier Ensuite
- Two Bedroom Apartment
- Deluxe Studio
- Premier Studio
- Classic Studio

Accommodation

Second floor	m ²	ft ²
Cluster living room/kitchen	33.28	358
15 Ensuite within 8 bed cluster	14.00	151
16 Ensuite within 8 bed cluster	13.00	140
17 Ensuite within 8 bed cluster	14.00	151
18 Ensuite within 8 bed cluster	13.00	140
19 Ensuite within 8 bed cluster	16.00	172
20 Ensuite within 8 bed cluster	13.00	140
21 Ensuite within 8 bed cluster	13.00	140
22 Ensuite within 8 bed cluster	13.00	140
23 Studio	17.00	183
24 Studio	17.00	183
2 bed flat living room/kitchen	28.11	303
25 Ensuite within 2 bed flat	17.00	183
26 Ensuite within 2 bed flat	19.00	205
27 Studio	19.00	204
28 Studio	29.00	312



Second floor

- Classic Ensuite
- Deluxe Ensuite
- Premier Ensuite
- Two Bedroom Apartment
- Deluxe Studio
- Premier Studio
- Classic Studio

Accommodation

	Third floor	m ²	ft ²
	Cluster living room/kitchen	33.28	358
29	Ensuite within 8 bed cluster	13.00	140
30	Ensuite within 8 bed cluster	13.00	140
31	Ensuite within 8 bed cluster	14.00	151
32	Ensuite within 8 bed cluster	13.00	140
33	Ensuite within 8 bed cluster	16.00	172
34	Ensuite within 8 bed cluster	13.00	140
35	Ensuite within 8 bed cluster	13.00	140
36	Ensuite within 8 bed cluster	13.00	140
37	Studio	17.00	183
38	Studio	22.00	237
39	Studio	17.00	183
40	Studio	17.00	183

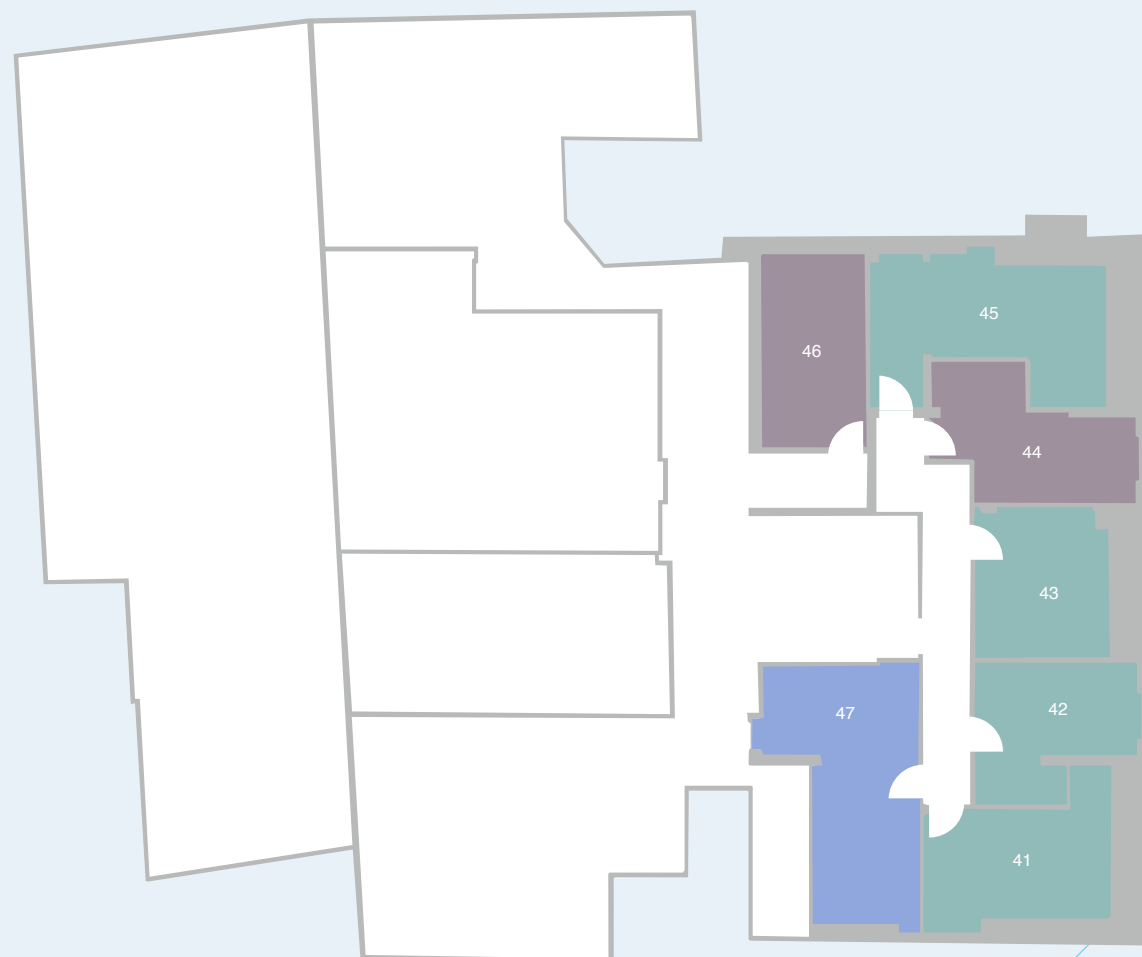


Third floor

- Classic Ensuite
- Deluxe Ensuite
- Premier Ensuite
- Two Bedroom Apartment
- Deluxe Studio
- Premier Studio
- Classic Studio

Accommodation

Fourth floor		m ²	ft ²
41	Studio	17.00	183
42	Studio	17.00	183
43	Studio	17.00	183
44	Studio	18.00	194
45	Studio	19.00	204
46	Studio	18.00	194
47	Studio	28.00	301
Total floor area (all floors)		913.95	9383



Fourth floor

- Classic Ensuite
- Deluxe Ensuite
- Premier Ensuite

- Two Bedroom Apartment
- Deluxe Studio
- Premier Studio

- Classic Studio



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Further information

For further information or to arrange a viewing please contact the agents below:

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