



1 West Walk, Leicester, Leicestershire LE1 7NG

Freehold Residential Investment

- ▶ **14 self-contained studio flats**
- ▶ **Popular central location**
- ▶ **Gross rental income: £128,388 per annum**
- ▶ **Price £1,450,000**

For enquiries and viewings please contact:



Aman Verma
07866 264118
averma@innes-england.com

Location

Leicester has a diverse demographic profile, having a population of circa 324,000 according to the 2021 census. Renowned for its two award winning universities, there are approximately 50,000 enrolments between them. Notably, University of Leicester that has been ranked within the top 200 globally and been named by the Daily Mail as the University of the Year for 2025. De Montfort University is ranked amongst the top 25 UK universities and is placed in the top 7% globally by the Centre for World University Rankings (CWUR).

The property is well-positioned on the southeast side of West Walk in Leicester, in-between its junctions with Regent Road and Princess Road East, approximately 1 mile southeast of the city centre and within the New Walk Conservation area. The property is well-positioned, within walking distance of the city centre, the Mainline Railway Station, Leicester Royal Infirmary and both of Leicester's award-winning universities, University of Leicester and De Montfort University. Other major attractions include Victoria Recreational Park, Wyggeston and Queen Elizabeth I College, Leicester Tigers Rugby Club and Leicester City Football Club. Locally, there is a wide food and beverage offering on London Road and Queens Road, whilst the city centre also provides a wide variety of amenities associated with an established city centre. Transport links are excellent, having London Road (A6) nearby, a major arterial route into the city which links to St. Georges Way, forming part of Leicester's inner ring road system and further connecting to the motorway network, J21 of the M1/M69.

Description

The property comprises an attractive semi-detached period building of traditional masonry construction beneath a pitched slate roof which has undergone an extension and been re-developed to provide residential accommodation. The current layout comprises 11 self-contained studio flats in the original three storey building whilst the extension comprises 3 further self-contained flats. The accommodation itself comprises a good quality, modern specification, with each studio flat providing spacious student accommodation to include; a fully fitted kitchen, 3/4 bed with en-suite shower room, desk, sofa, TV and built in wardrobe.

On-site facilities include:

- Intercom system
- Gas central heating
- En-suite shower rooms
- CCTV security system
- Cycle store
- Car parking
- WiFi

Externally, the property has the benefit of on-site car parking, cycle storage and refuse storage. The car park spaces provide an additional income.

Services

We understand that main gas, water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order.

Interested parties are advised to make their own investigations to the relevant utility service providers.

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Planning

The freehold interest of the We understand that the property has authorised use from the Local Planning Authority under Class C3 Dwellinghouse Use of the Town and Country (Planning) (Use Classes) (Amendments) (England) Regulations 2020.

Interested parties are advised to make their own investigations to the Local Planning Authority.

Tenure

The freehold interest of the property is available to purchase.

Freehold Title No. LT411607

The property is fully let for the 2025/26 academic year, producing an annual income of £122,088.71 per annum from the flats and an additional £6,300 per annum from 7x car parking spaces.

Price

We are seeking offers in the region of £1,450,000 (One Million, Four Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a Gross Yield of 8.85% and a Net Initial Yield of 7.45%, after the usual purchaser's costs.

Investment Summary

Freehold student investment in close proximity to the main University of Leicester Campus.

Gross rental income of £128,388.71 per annum, including additional income from on-site car park.

100% full occupancy for 2024/25 and 100% for 2025/26, illustrating an excellent track record.

VAT

All figures are exclusive on VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Available upon request.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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