



Salisbury Place

mountpropertygroup.com



Contents

- 4. Liverpool
- 5. Investment Highlights
- 7. Location
- 8. Salisbury place
- 11. Furniture Packs
- 12. Purchase
- 13. Mount Property Group
- 14. Hunters
- 16. FAQ

Salisbury Place

Why you should invest in Liverpool.

mountpropertygroup.com

Page 3

Salisbury Place

One of the fastest growing tourist destinations in Europe.

Underlined by a consistent 15% year on year increase in the number of visitors to the city. Liverpool offers such great value for both residents and investors.

As is typical with much of the North, prices in the city are considerably more affordable than property in the south, particularly London.

Liverpool is also one of the most prolific football cities in the UK with two world class teams that have won more trophies than any other city in the UK. Liverpool Football Club attracts thousands of international visitors to its home games.

Liverpool has managed to attract more foreign investors than any other period in its history as the city expands due to both a booming student and residential population surge. With the inclusion of its Tourism, Student and Residential sectors Liverpool can boast a triple crown in property investment.

The rental yields are among the highest in the UK. Yearly population growth in Liverpool continues to ensure the longevity of residential property demand in the area for the foreseeable future, and further to this the Cities Tourism has generated over 49,000 jobs over the past few years further ensuring its commercial sector.

Now one of Europe's fastest growing destinations. One new cruise terminal & another in development. Two world renowned football teams, annual Visitor Spend of £3.4 billion and Year on Year Visitor Growth of 15%, Liverpool is growing from strength to strength, a city truly worthy of investment.



Salisbury Place

Investment highlights

£100,000

Apartments starting price

7%

Assured minimum rental yield
per annum for 3 years

£19,331

Minimum return in first 3 years

mountpropertygroup.com

Page 5



Fully Furnished

Luxury studios, 1 and 2 bedroom apartments

City Location

Walking distance to The Royal Liverpool University Hospital and the £1 billion Paddington Village regeneration scheme

Over 65,00 Students

Liverpool is home to 3 world class Universities

Hands free investment

Managed by reputable asset managers

Salisbury Place

Sought After Location.

Salisbury Place is situated just 15 minutes away from Liverpool's vibrant city centre. Frequent buses connect Salisbury Place to key locations in the area, including all the main universities.

Within walking distance of The Royal Liverpool University Hospital and College as well as the sought-after Knowledge Quarter district and the £1 billion regeneration program called Paddington Village which will include the new Liverpool International College

The Paddington Village regeneration project is a massive site behind the Royal Liverpool Hospital, including the former Archbishop Blanch school.

Plans for the scheme in the Knowledge Quarter were unveiled in October 2016. It could create thousands of jobs as new businesses, laboratories, educational institutions and restaurants are built at the site.

Paddington Village could also include a new Mersey rail station connected to Liverpool Central Station. The Royal College of Physicians has already announced that it will build its new Northern hub at the site.

An exciting bright future for Liverpool with £1 billion being invested in the regeneration of Liverpool L3 postcode, you can say to any investor from around the globe, that Liverpool is a city of opportunity.



Salisbury Place

A unique residential development with strong local demand.

We are delighted to present Salisbury Place, a unique exciting investment opportunity for both first-time and experienced portfolio investors alike.

The development will provide a high-end residential experience to a growing local market ensuring excellent investment yields of 7% net and strong rental demand. Convenient access to all local amenities and walking distance to the trendy Knowledge Quarter district and the 1 billion regeneration program.

Without doubt Salisbury Place is one of the most exciting and luxurious new build properties to come to market, enjoying a prestigious setting due to be one of Liverpool's most sought after areas.

High-End & Well Appointed, Mount Property group only deliver the highest quality residential developments. You can be confident your investment property will impress both prospective tenants and buyers.



Salisbury Place



Salisbury Place

7% net yield
for 3 years.

Studio Apartment

From £100,000

1 Bed Apartment

From £140,000

2 Bed Apartment

From £190,000



Furniture Packs

The developer is offering a range of optional Luxury furniture packs that can be purchased to fully furnish each unit type.

Pricing:

Studio	£1500
1 Bed	£2500
2 Bed	£3500

To include:

Double Bed, bedside tables, Mattress,
Desk, Study Chair, Wardrobe, Mirror

En-Suite: Shower Curtain, Mirror

Living Room: Sofa, coffee table & Table & Chairs



Salisbury Place

Ease of Purchase.

Option 1:

Complete reservation form & secure your preferred unit with £5,000 reservation fee.

Exchange contracts within 28 days & pay 30% value of purchase price (less than £5000)

70% remaining balance payable on completion

Our proven track record and market leadership.

Mount Property Group Founded in 2012 is a UK based Residential development and Investment company with over 30 years of experience.

Our development projects are specifically sourced in key locations to focus on high rental demand and capital values.

The group has interests in various property related activities and manages all aspects of the development process including:

Identifying new development opportunities, negotiating site acquisitions, planning optimisation to add development value and development management.



Salisbury Place

Hunters of Liverpool have grown to be one of the most trusted in Liverpool.

Management Company

HUNTERS[®]

HERE TO GET *you* THERE

Hunters of Liverpool have grown to be one of the most trusted in Liverpool. Their portfolio offers a wide range of city living from modern water front apartment blocks, including Georgian town houses through to Victorian terraces and student living.

As part of the wider Hunters network, one of the largest management companies and fastest growing agents in the UK, with over 170 branches nationwide. Hunters is responsible for managing Salisbury Place

Apartments on behalf of the Developer.

Duties include:

Maintenance and repair of the structure of the building and the common parts of the Development;
Heating, lighting and cleaning the common parts and communal facilities;
Providing concierge, caretaking and management services for communal facilities; Insurance

Salisbury Place



Salisbury Place

FAQ's

What is the full address?

Salisbury Street, Liverpool, L3 8OE

Is it a new build or a refurbished development?

It is a new build Residential development.

How much are the apartments?

Studios are priced from £100,000, one bedrooms from £140,000 & £190,000 for a 2 bedroom.

What is the assured yield?

The assured yield is 7% net per annum for 3 years.

How much is the ground rent?

The lease is 250 years and the ground rent is £350 per annum.

Are the rooms furnished?

Furniture packs are available upon request. All apartments are furnished to the highest specification.

How do I reserve a Unit?

Complete a reservation form and pay the fee to reserve your apartment. The fee will be deducted from the total cost.

When will contracts be issued?

Once we have received the reservation form and fee we will instruct solicitors. The contract will be sent to the buyer once the money laundering and ID checks have been done and client care letter has been signed and returned.

Recommended Solicitors for the buyer?

Montecristo LLP
17 Hanover Square

Mayfair
London

W1S 1HU

The recommended solicitors have investigated title to the Development and are familiar with the transactional documents.

This enables them to deal efficiently with buyers' enquiries and ensure that the process proceeds quickly and smoothly to exchange of contracts.

If you wish to use another solicitor, please inform us accordingly.

Contact us

T: 0151 345 8840

E: info@mountpropertygroup.com

MOUNT

mountpropertygroup.com

