



THE



WESTMINSTER
PARK



Stylish & modern living personified, this stunning collection of spacious studio, one and two bedroom apartments form Liverpool's most exciting new residential development – The 56 at Westminster Park.

Enjoying a prime location as the gateway to the city centre, The 56 lives up to its name, boasting 56 contemporary apartments over 9 floors, completed to a high-specification and designed to accommodate exclusive city living.

INVESTMENT PRINCIPALS

Approved For
Short-Term Letting

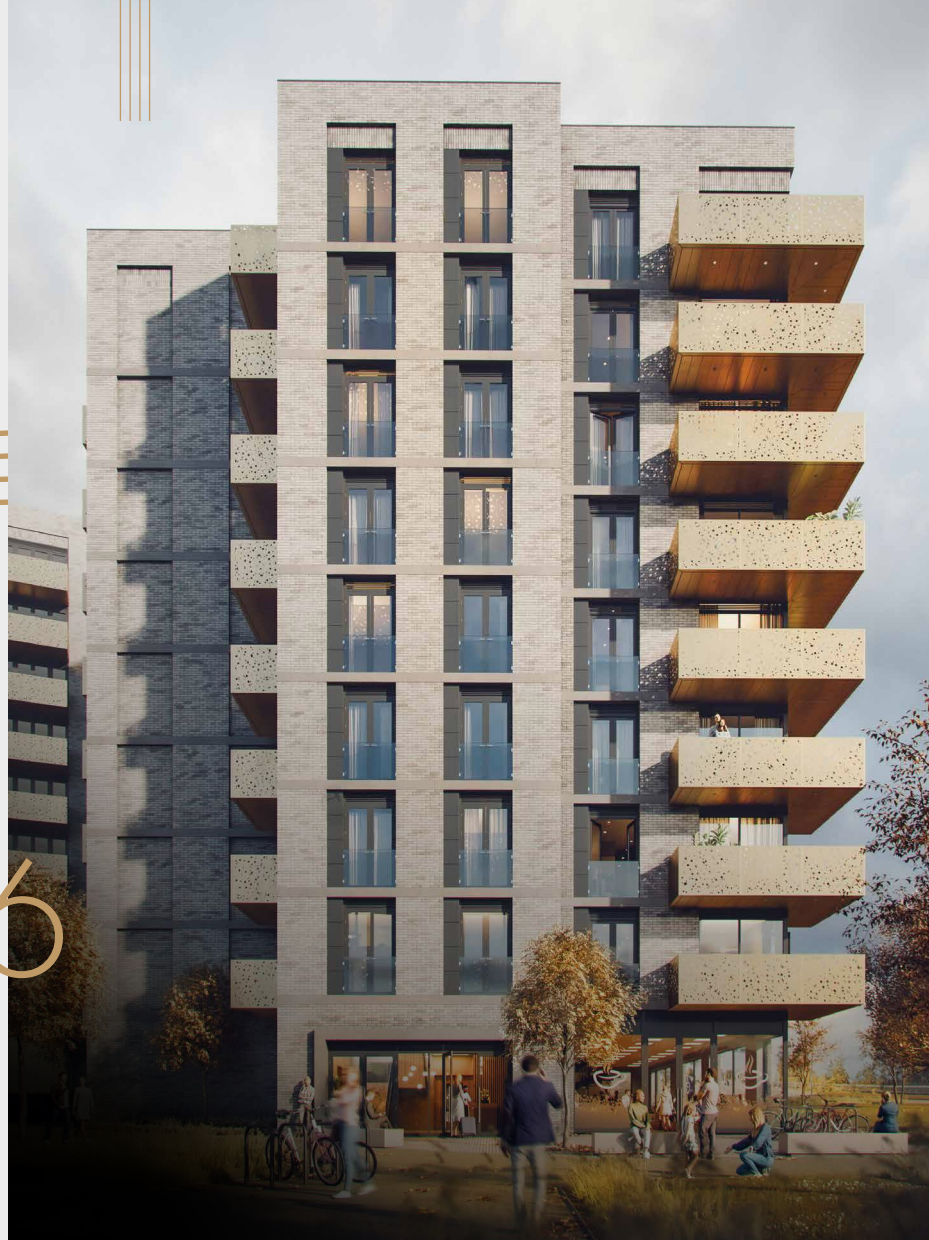
999
Year Lease

Key Regeneration
Area

Experienced
Construction Company

56

Life at the 56



The 56 sits to the south of the exclusive new Westminster Park development that's set to transform the concept of Liverpool living. Minutes from the city centre, The 56 is perfectly situated to accommodate the city dweller, creating an unrivalled work-life balance.

HOSPITALITY

Fitted with a welcoming entrance lobby, The 56 offers a 24-hour concierge service, ensuring residents and visitors are greeted by a familiar face while having on-site assistance in dealing with day-to-day life at The 56.

LIVERPOOL CITY CENTRE

Location matters. That's why The 56 is located just a short distance from both Liverpool City Centre and the iconic waterfront, ensuring that city life is never more than a short walk away.

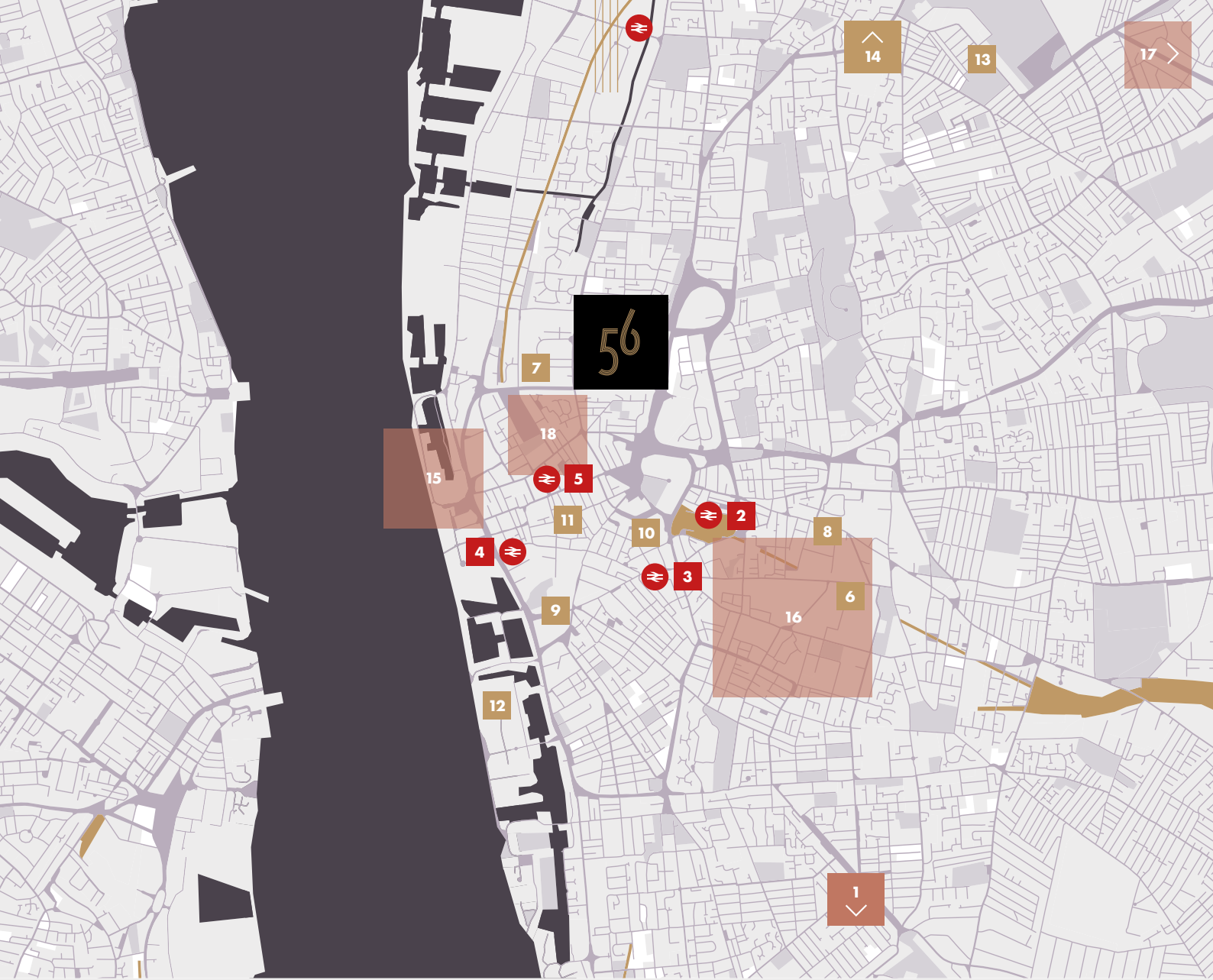
TRANSPORTATION

Liverpool is one of the most connected regions in the North of England. Four stations frame the city centre ensuring local connectivity, while Liverpool Lime Street provides access to the wider region and other destinations across the UK.

WESTMINSTER PARK

Set within the stunning new Westminster Park development, The 56 benefits from all this vibrant new complex has to offer, including on-site gym, commercial space, court yard and parking facilities.

56



The Gateway to the City

TRANSPORTATION

- | | | |
|----------|-------------------------------|-----------|
| 1 | Liverpool John Lennon Airport | 9 miles |
| 2 | Liverpool Lime Street Station | 1.5 miles |
| 3 | Liverpool Central Station | 2 miles |
| 4 | James Street Station | 0.9 miles |
| 5 | Moorfields Station | 0.7 miles |

EDUCATION

- | | | |
|----------|---------------------------------------|-----------|
| 6 | University of Liverpool | 1.7 miles |
| 7 | John Moores University | 0.5 miles |
| 8 | Liverpool School of Tropical Medicine | 1.6 miles |

RETAIL & ENTERTAINMENT

- | | | |
|-----------|------------------------------|-----------|
| 9 | Liverpool ONE Centre | 1.1 miles |
| 10 | St Johns Shopping Centre | 0.9 miles |
| 11 | Bars & Restaurant | 1 mile |
| 12 | Echo Arena | 1.8 miles |
| 13 | Liverpool FC Anfield Stadium | 2.5 miles |
| 14 | Everton FC Goodison Park | 2.5 miles |

REGENERATION SPOTS

- | | |
|-----------|-------------------------------------------------------------------------------------------------------------|
| 15 | <i>Liverpool Waters</i>
£5.5bn mixed use development with 1.5 million sqm of floor space |
| 16 | <i>Knowledge Quarter</i>
£2bn of investment including new life science, medical & knowledge campus |
| 17 | <i>Stonebridge Cross</i>
Manufacturing zone set to expand by 1 million sq ft of distribution warehousing |
| 18 | <i>Pall Mall</i>
£200m scheme in the centre of the commercial district, spanning 1.2 hectare |

Spotlight On:

Liverpool



Liverpool's long-term vision is centred on regeneration that is set to transform the city and surrounding areas into one of the UK's most desired locations to live, work and visit. At the heart of Liverpool's transformation is the development of the iconic waterfront into a premium northern district. In addition to the £120m from the Local Finance For Growth Fund, Liverpool has a multibillion pound, 5-year plan to deliver new residential properties, sports and entertainment facilities and a cruise terminal.

£14bn

Regeneration projects set to revolutionise key zones within the city

£5.5bn

Redevelopment of Liverpool's iconic docklands

68,590

Estimated size of the private rented sector

2.24m

People in the Liverpool Metropolitan area, making it the fifth largest in the UK

1.8%

Expected rise in Liverpool's GVA between 2020 – 2023

756,600

People in employment

2025

Target for the completion of many key regeneration projects in the city

The Finishing Standard: Build Specification

Each apartment within The 56 is completed to a premium specification, ensuring a smooth and seamless transition from development to occupancy.

INTERNAL FINISHES

- + Matt finish ceiling
- + Matt finish walls
- + Matt emulsion finish skirting boards
- + Keyless entry system to all blocks
- + Walnut veneer internal doors with chrome fittings
- + Chrome ironmongery

FLOORING

- + Hallway, living rooms and kitchens walnut laminate flooring
- + Bathrooms and en-suites – tiled floors
- + Fully carpeted bedrooms

EXTERNAL FINISHES

- + Contemporary brushed aluminium frames
- + Double glazed windows

LIGHTING

- + Recessed spotlights to all bedrooms
- + Suspended pendant bedside table light

BEDROOM

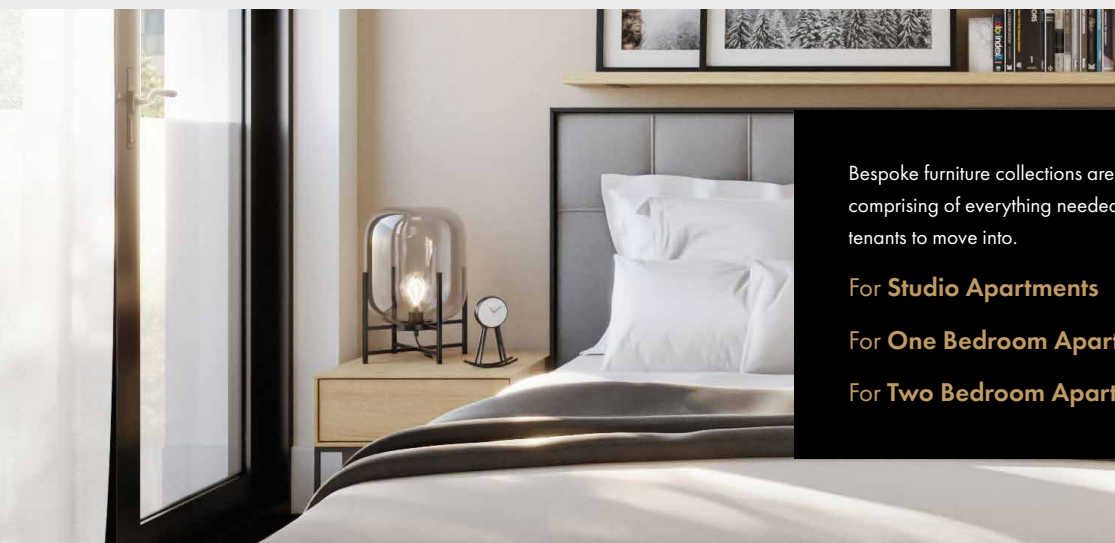
- + Timber laminate desk / vanity

KITCHEN

- + Contemporary fitted kitchen, gloss laminate finish to all units
- + Integrated under unit lighting
- + Fan assisted oven
- + Hob and extractor fan
- + Integrated larder fridge / freezer
- + Toughened glass backsplash
- + Stainless steel finish recessed kitchen sink
- + Chrome finish kitchen sink mixer with high swivel spout

ELECTRICAL AND COMMUNICATION

- + Telephone points to living area and principal bedroom
- + TV points will be installed in the lounge and all bedrooms
- + WiFi points and satellite pre-wiring to all TV points
- + Contemporary white switchplate and sockets
- + Key card for main entrance, lift and car parking
- + CCTV entrance to building
- + Automated door entry manned concierge desk
- + Smoke detectors in all apartments and communal areas
- + Fire alarm and integrated sprinkler system as required



Bespoke furniture collections are available from 'Furnish That Room', comprising of everything needed to make the property ready for your tenants to move into.

For **Studio Apartments** From £2,499 ex VAT

For **One Bedroom Apartments** From £2,499 ex VAT

For **Two Bedroom Apartments** From £3,499 ex VAT

*Specification and inclusions may differ depending on unit, finish and essential changes during development.

Floorplans



STUDIO
APARTMENT



ONE BEDROOM
APARTMENT



TWO BEDROOM
APARTMENT

Financials

RENTAL PROPERTY CASH FLOW ANALYSIS

MONTHLY OPERATING INCOME

AVG. Purchase Price	£139,680.00	£152,220.00	£231,873.00
AVG. Size Sq Ft	372.00	475.00	739.00
	Studio Apartment (Avg. Per Night - £80)	1 Bedroom (Avg. Per Night - £110)	2 Bedroom (Avg. Per Night - £160)
Gross Annual Rental Income @ Average 75% occupancy	£21,900.00	£27,375.00	£41,062.50
Average Monthly Rent	£1,825.00	£2,281.25	£3,421.88
Gross Monthly Operating Income	£1,825.00	£2,281.25	£3,421.88

MONTHLY ESTIMATED OPERATING EXPENSES

	Studio Apartment	1 Bedroom	2 Bedroom
Property Management Fee @ 20%	£365.00	£456.25	£684.38
Broadband	£40.00	£40.00	£40.00
Utility Bills	£100.00	£130.00	£160.00
Council Tax - Band A 20/21	£244.00	£244.00	£281.50
Ground Rent 0.1%	£10.00	£10.00	£10.00
Service Charge @ £2.00 per SqFt	£62.00	£98.96	£153.96
Monthly Operating Expenses	£821.64	£979.21	£1,329.84

NET OPERATING INCOME (NOI)

	Studio Apartment	1 Bedroom	2 Bedroom
Total Annual Operating Income	£21,900.00	£27,375.00	£41,062.50
Total Annual Operating Expense	£9,871.68	£11,782.72	£16,069.87
Annual Net Operating Income	£12,028.32	£15,592.28	£24,992.63
Net Yield	8.61%	10.24%	10.78%

* All figures are based on forecasts provided by the developer, are indicative only and are subject to change. Any financial information provided in this document is intended as a guide and does not constitute a contract.



Maximise Rental Income

22%

Increase in Lettings
Demand in 2020

The UK rental sector is thriving, particularly in cities across the North of England such as Manchester and Liverpool as many professionals look for viable living options outside of London.

As a result, lettings are the preferred choice for many property investors looking to generate sustainable income while maintaining a hands-off approach.

In addition, experts forecast that UK tourism is expected to grow faster than pre-pandemic levels over the next 5 years, creating increased demand for short-term rentals in key cities.



INTRODUCING BOLT LETTINGS

Recognised as one of the leading property management companies in the North, BOLT Lettings and Property Management handle the entire rental management process, from driving occupancy through letting sites to communicating with tenants. The end-to-end property management service does all the heavy lifting so investors can save themselves the time and hassle of becoming a full-time property manager.

Carnaby Place, Manchester

Sourced Development Group have a vast array of in-house expertise completing over

£500m

worth of property developments with a proven track record for performing.

Experienced and Reputable Developer.

Sourced Development Group are a privately-owned business, combining property expertise with an unrivalled track record.

Sourced development group have grown to become one of the most forward thinking, progressive and reputable property investment, funding, and development companies in the UK. Specialising in commercial and residential development sectors, Sourced Development Group own and manage developments from start to end ensuring high standards and world class quality at every stage.

We pride ourselves on a combined 250+ years development and investment experience.

Sourced Development Group are focused on delivering exciting properties which provide capital growth opportunities to clients who include private individuals, corporate and institutional property investors.



RECENTLY COMPLETED BY SOURCED DEVELOPMENT GROUP

Derby Court, Liverpool



Regent Plaza, Manchester



Carnaby Place, Manchester



Wardour Point, Manchester





PRS Property
Redress
Scheme

ico.
Information Commissioner's Office

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