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The Mill Lancaster

The Mill, a Victorian mill restoration, boasting 107 deluxe student studio apartments, offering assured NET return of 8% for five years from £85,000.

[Reserve Online](#)

HIGHLIGHTS:

- 8% NET yield assured for 5 years
- Units available from £85,000
- 107 deluxe studio apartments
- Leasehold: 125 years

Completion: Q4 2020

Located in Lancaster's greenbelt: the closest privately built student accommodation to Lancaster University campus

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- Facilities including café, cinema, gymnasium and games room
- Furniture pack: £2,500
- Highly experienced developer with years of management and letting experience

INTRODUCTION:

The Mill is a stunning student investment opportunity, combining Lancaster's industrial history, with a contemporary aesthetic for student living. Located in Lancaster's greenbelt, conveniently only a short walk from the University of Lancaster, to cater to their student population of over 13,300. Offering the opportunity to invest in the safest form of property investment, investors will enjoy a healthy 8% assured NET rental yields for 5 years, on luxury apartments from £85,000

OVERVIEW:

An investment in Lancaster's student population, The Mill, boasting 8% assured NET return for 5 years, offers urban living space in close proximity to the University of Lancaster. Surrounded by the Lake District, Forest of Bowland, and Yorkshire Dales, The Mill is unbeatable for location, as the closest private student accommodation in location. Defining luxury accommodation for the student market, The Mill boasts brick walls as a homage to the site's former life blended with contemporary designed features ranging from full height ceramic tiling to stainless steel sinks. With spacious windows, the rural views will be in high demand by the growing student population. To complete this property's specification as luxury living, The Mill includes a café, laundry room, gymnasium, games room plus much more.

PAYMENT STRUCTURE:

Payment Structure

Payment Option 1:

- Reservation fee: £5,000
- Exchange: 25% (minus reservation fee)
- Interim: 25%
- Completion: 50%

Interest offered on deposited funds.

Option 2:

Reservation fee: £5,000

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- Balance: 100%

4% discount offered on unit price.

4% interest offered on deposited funds.

FINANCIALS:

The Mill offers 8% assured NET for 5 years with a 125-year leasehold.

See table below for some examples of the rental returns you could earn from this investment:

Unit Example	Rental Yields
£85,000 x 8% NET	£6,800 per annum
	£567 pcm
Total Rental Income over 5 years	
£6,800 x 5	£34,000

WHY INVEST IN STUDENT PROPERTY?

With more and more students choosing higher education, in 2017-2018, 2.34 million students were studying in higher education institutions, and 50,000 students residing in Liverpool, the demand for student accommodation in Liverpool is high. Consisting of four universities including Liverpool Institute of Performing Arts and the University of Liverpool, student accommodation marks a thriving financial opportunity for property investors.

WHY INVEST IN LANCASTER?

Education

Lancaster is home to approximately 15,000 students from acclaimed universities including Lancaster University and the University of Cumbria. As more students are continuing with higher education, Lancaster has over 2,000 postgraduate students, paying rising tuition fees. With the costs of education piling up, students are interested in accommodation to match their fees.



As one of England's Heritage cities, Lancaster welcomes visitors interested in the city's position in British History. Among the attractions are Lancaster Castle, a hilltop grade I-listed fortress open to the public since 2013 with stunning Georgian courtrooms.

It is in close proximity to the World-famous Lake District National Park with more than 200 mountains, 16 lakes, an abundance of rivers and rich habitats, and wildlife.

Regeneration

As part of the Lancashire County, 'We Are Lancashire' initiative, Lancaster is investing in itself to further strengthen its position as a leader in creativity and science. The city's leading piece of development is the £41 million Lancaster University Health Innovative Campus. Supported by the LEP's Growth Deal Fund, it is set to be based at the university's Bailrigg Campus and will spearhead advances in technologies and products to improve health and healthcare. An independent assessment has suggested this will create 2,000 jobs and represent a £100m boost to the regional economy.

Additionally, the Luneside East Project, which launches a new quarter of the city will mix residential, commercial space, high-quality open spaces, and walking and cycling routes.

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Amount :

GBP 1

From :

Pound Sterling - GBP

To :

Euro - EUR

Results :

1.1069651 EUR

Exchange rates

2020-06-25

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