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The Northern Plaza Leeds

A Victorian mill restoration boasting luxury one-bed and two-bed apartments from £142,500.

Reserve Online

HIGHLIGHTS:

- Units available from £142,500
- 7% estimated rental return
- 1-bed (limited availability) & 2-bed apartments
- Completion: Q3 2020 / Q4 2020
- Warranty: 10 years
- Lease: 250 years
- 10 mins drive to Leeds Rail Station

10 mins drive to University of Leeds (<https://www.tarquinjones.com/leeds/>)

Facilities include rooftop penthouses and a convenience store

Privacy - Terms

- Adjacent to the River Aire

INTRODUCTION:

Combining Leeds's engaging history, with the bustling developments from the Leeds Southbank Regeneration (<https://www.tarquinjones.com/5-ways-spot-property-regeneration-area/>) scheme, The Northern Plaza is a stunning residential investment opportunity. Located in close proximity to Leeds city centre, and only $\frac{3}{4}$ mile away from the proposed New HS2 station, The Northern Plaza is a fantastic home for the commuter to influential cities including London and Manchester. Selling state-of-the-art apartments in the heart of the Northern Powerhouse (<https://www.tarquinjones.com/northern-powerhouse-best-cities-invest/>), The Northern Plaza embodies the excitement of the thriving city, set to be a 24-hr European city.

OVERVIEW:

An investment in Leeds's rapid transformation, by way of the Northern Powerhouse regeneration, The Northern Plaza offers an urban living space boasting chrome polished bathrooms, and tremendous natural lighting. With a stunning view of Leeds, including Roundhay Park, one of the largest city parks in Europe, The Northern Plaza will be high demand from the growing young professional population. A smart investment in the future of Leeds, developments as stylish as The Northern Plaza is set to renovate the property aesthetical value in the city, making it a safe investment for both the decorated and novice investor.

PAYMENT STRUCTURE:

- Reservation fee: £5,000 (non-refundable)
- Exchange of contracts: 20%
- Completion: 80%

FINANCIALS:

The Northern Plaza predicts up to 7% rental return. See table below for an example of potential returns you could earn from this investment:

Example	Rental Yields	Privacy - Terms

Unit Example	Rental Yields
£142,500 x 7% estimated rental returns	£9,975 per annum
	£831.25 pcm
Total Rental Income over 5 years	
£9,975 x 5	£49,875

WHY INVEST IN RESIDENTIAL PROPERTY?

Early Retirement

With the right property, a shrewd investor can generate enough money to retire early. A well-chosen property portfolio can easily rival a salary, and more often than not requires no management of the investor.

Better than cash in the bank

Buy-to-let (<https://www.tarquinjones.com/uk-buy-let-market-pick-best-properties/>) returns can be more reliable and effectively offer higher yields than cash sitting in a bank account. The housing supply in the UK is also at a 100-year low, and demand is growing daily. It is predicted that 25% of households will be privately rented within the next 5 years.

Safe Investment

All investment comes with a level of risk, but in the world of investment property is as safe as they come.

Demand

The demand for residential property exists as long as tenants need accommodation. The UK currently has a population of 66.96m, due to 80.6 years life expectancy and 283,000 people emigrating into the UK. Alongside this, 101,669 couples are divorcing and 2018 saw 12.1 births per 1000 people, proving a need for more homes.

WHY INVEST IN LEEDS (<https://www.tarquinjones.com/property-investment-hotspots-leeds-2-2/>)?



Population

Since Leeds College of Art (<https://www.leeds-art.ac.uk/>) was given university status in 2017, Leeds enjoys four universities, boasting the fourth largest student population in the UK. With 65,000 people in higher education, Leeds has seen a 23% rise in student rent. By securing 50% graduate retention, Leeds has a continuous demand for tenancy.

Culture

Leeds boasts being the only city outside of London to have resident ballet, theatre, and opera companies. In recent years, modern art has become the face of Leeds' cultural scene featuring Leeds International Film Festival (<https://www.leedsfilmcity.com/>) and Leeds Festival (<https://www.leedsfestival.com/>). To appeal to the growing number of artistic expressions in the Yorkshire city, Leeds collection of galleries include Henry Moore Institute (<https://www.henry-moore.org/visit/henry-moore-institute>), The gallery at 164 (<https://leedsgallery.com/>) and Leeds Art Gallery (<https://www.leeds.gov.uk/museumsandgalleries/leedsartgallery>).

Redevelopment

In the heart of the Northern Powerhouse, Leeds is subject to extensive regeneration. Leeds South Bank (<https://southbankleeds.co.uk/>) represents one of the most appealing regeneration initiatives in the country, estimated to accommodate over 4000 homes. This is affectionally followed by Quarry Hill, a £300 million 5-year redevelopment plan. Named SOYO (<https://soyoleeds.com/>) (South of York Road), the redevelopment program includes 106,000 sq. ft office spaces, 35,000 sq. ft leisure facilities and 7500 sq. ft retail facilities in excess of 700 residential units and a series of vibrant public squares.

Rental Yields

Estimated to have a population of 819,000 by 2024, 90,000 new homes are needed by 2021, proving a high demand for rental property. Currently offering solid rental yields between 6-12% Leeds is Yorkshire's top region for average rental yields.

Business Hub

Outside of London, Leeds is the largest centre for financial and business services, boasting a £50 billion economy, a 40% increase over the past decade. They are also growing to be a beacon of Advanced Engineering, Manufacturing, Wholesale Technology, Life Sciences, and Healthcare.

For further details call (0)20 8445 6542 or email info@tarquinjones.com
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property-

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Currency converter

Amount :

GBP 1

From :

Pound Sterling - GBP

To :

Euro - EUR

Results :

1.1069651 EUR

Exchange rates

2020-06-25

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+44 (0)20 8445 6542

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About Us

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Our Headquarters

Balfour House,
741 High Road,
North Finchley,
London,
N12 0BP

T: +44 (0)20 8445 6542

E: info@tarquinjones.com

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<https://www.tarquinjones.com/investments/the-northern-plaza-leeds/>



Excellent 

35 reviews



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Very professional and helpful

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Headquarters

**Balfour House, 741 High Road,
North Finchley, London, N12 0BP**

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