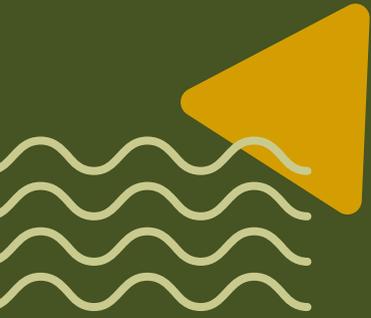




GROSVENOR SQUARE

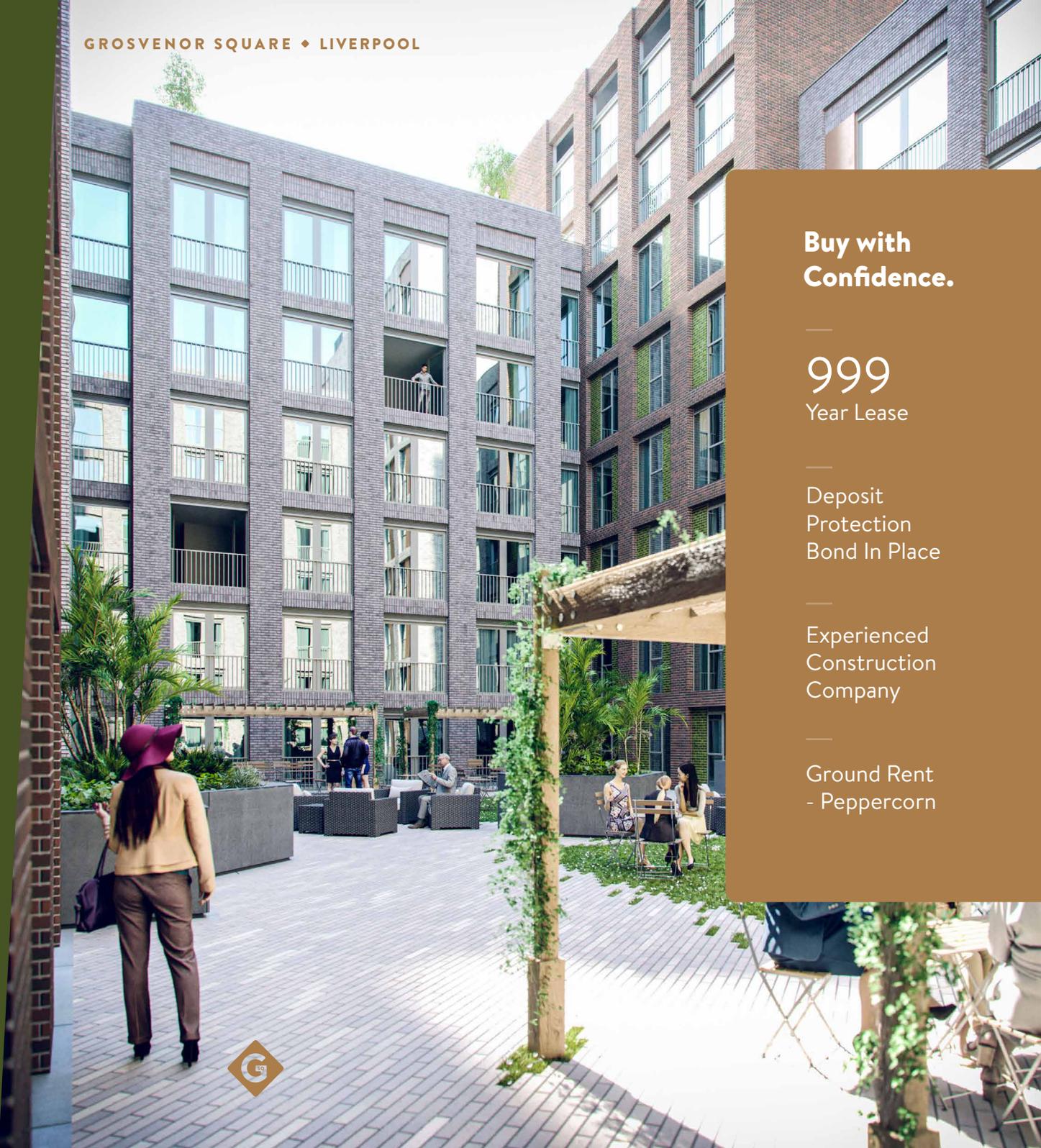
Nine Floors of Luxury Living Set Against
a Stunning Liverpool City Centre Backdrop





It Takes a Village

Home to 310 apartments over 9 floors and across four buildings, Grosvenor Square is designed with a sense of community in mind surrounded by landscaped gardens and just a short distance from Liverpool City Centre, Waterloo Dock and the iconic River Mersey.



Buy with Confidence.

999
Year Lease

Deposit
Protection
Bond In Place

Experienced
Construction
Company

Ground Rent
- Peppercorn



All Together Now

All aspects of Grosvenor Square have been designed to create a premium living space where residents can enjoy a mix of urban living and working.

OUTDOOR SPACE

Grosvenor Square enjoys extensive outdoor space that perfectly compliments the community lifestyle. Neatly manicured lawns and a central courtyard offer residents ample space to relax, socialise or exercise outdoors.

HOSPITALITY

A 24-hour concierge service ensures there is always somebody available to assist with day-to-day requirements, visiting guests, deliveries, or maintenance queries.

PREMIUM LOCATION

Located in the city's key regeneration zone, Grosvenor Square is framed by Liverpool city centre where a host of retail and dining outlets can be found, and just 5 minutes from the famous Albert Docks which has become one of Liverpool's most celebrated hotspots.

TRAVEL

As one of the city's most accessible points, Grosvenor Square is ideally located for travelling across Liverpool and heading out into the wider regions. With buses stopping at either end of the road, Liverpool Moorfields Rail Station is just 15 minutes' walk, while James Street, Liverpool Lime Street and Liverpool Central Stations



A City Of Heritage & Culture



JOHN MOORES UNIVERSITY



WORLD MUSEUM

THE CAVERN CLUB

ST JOHNS SHOPPING CENTRE

CLAYTON SQUARE

LIVERPOOL ONE CENTRE

UNIVERSITY OF LIVERPOOL

ECHO ARENA

EVERTON FC GOODISON PARK

LIVERPOOL FC AINFIELD STADIUM

LIVERPOOL JOHN LENNON AIRPORT

TRANSPORTATION

Liverpool John Lennon Airport	9 miles
Liverpool Lime Street Station	1.5 miles
Liverpool Central Station	2 miles
James Street Station	0.9 miles
Moorfields Station	0.7 miles

SHOPPING / HOSPITALITY

The Cavern Club	0.9 miles
Liverpool ONE Centre	1.1 miles
Clayton Square	1 mile
St Johns Shopping Centre	0.9 miles
Bars	1 mile
Restaurants	1 mile

EDUCATION

University of Liverpool	1.6 miles
John Moores University	1.5 miles

ENTERTAINMENT / SPORT

Echo Arena	1.8 miles
Liverpool FC Ainfeld Stadium	2.5 miles
Everton FC Goodison Park	2.5 miles

Focused Transformation



RETAIL

Liverpool's extensive regeneration has propelled its position as a retail powerhouse. Now considered one of the top 5 most popular retail destinations in the UK, the city is home to Liverpool ONE, the largest open air shopping centre which welcomes over 30 million visitors a year. Clayton Square, Metquarter, St Johns, and Cavern Walks add to the vast array of major department stores, recognisable brands, boutique shops and bohemian hotspots – all within 20 minutes' walk from Queen's Residence.

EDUCATION

Over 70,000 students attend four universities in Liverpool, with 30,000 attending The University of Liverpool alone. These high numbers are drawn to study in Liverpool thanks to the city's affordable living and celebrated nightlife. The University of Liverpool attracts over 7,000 international students, bringing a boost to the city's economy.

ARTS, LEISURE AND CULTURE

Arts, Leisure and Culture placed Liverpool on the world's stage, as it held the title 'European City of Culture', thanks to its forward-thinking approach to music, art and theatre. Most notably, Liverpool is the birthplace of The Beatles, an achievement recognised across the city. Aside from two world-renowned football clubs – Liverpool FC and Everton, galleries, theatres and museums are in vast supply, offering a cultural awakening through The Walker Art Gallery, Tate Liverpool at the Albert Docks and the Liverpool Biennial festival for contemporary art which takes place every two years.

THE LONG & WINDING ROAD

An extensive train network services the city and connects Liverpool to the Wirral and surrounding regions with four stations in close proximity centre – Liverpool Central, Liverpool Lime Street, Liverpool Moorfields and James Street Station. Trains servicing central London leaves from all major stations taking just over 2 hours.

756,600

People in employment

2025

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

£1BN

Liverpool now attracts over £1 billion in investment each year

£100M

Proposal for Liverpool John Lennon Airport transformation



£5.5bn

Redevelopment of
Liverpool's iconic
docklands

A Dynamic City Powering The Northern Economy

Liverpool's vision for the future comes in the form of a £14 bn regeneration project that is set to transform the city into a vibrant destination.

Reimagining the iconic waterfront and developing a new creative district will set Liverpool apart from its northern neighbours, increasing the city's attractiveness. Enhanced by an additional £120 Million from the Local Finance For Growth Fund, Liverpool's ambitious five year plan is set to deliver A new stadium for Everton FC, New TV & Film studios, 10,000 new homes and a cruise terminal.

Liverpool have set out a comprehensive roadmap for a post-pandemic bounce back which builds on pre-pandemic investment and growth plans and identifies key areas to 'build a better, brighter future for everyone.'



A City of Connectivity

With four stations in the city centre, Liverpool is one of the most connected regions in the North. Liverpool Lime Street serves as the central hub, while Central station, James Street and Moorfields are situated for city connectivity. These stations connect Liverpool's three major train lines – Wirral Line, Northern Line, City Line as well as mainline connections to the wider region and beyond.

HS2

The planned HS2 railway will connect Liverpool to the capital and the south of England in just over an hour, cutting the current travel time in half. It will run on the existing line bringing more trains per hour into the city centre.

NORTHERN POWERHOUSE LINE

The proposed Northern Powerhouse line is an initiative set to revolutionise the region connecting the North West and North East and adding more trains per hour while cutting journey times between Liverpool and Manchester to under 30 minutes.

BY AIR

Handling over 5 million passengers each year, Liverpool John Lennon Airport offers direct flights to a number of key European destinations including Ireland, Spain, France and Romania. The airport is serviced by a number of recognised economy airlines, including easyJet, Ryanair and Wizz Air.

With a planned £100 million investment in the airport infrastructure over the next 10 years, the airport aims to facilitate an additional 2.8 million passengers by 2030, extend the runway to enable long haul flights, and support 12,280 jobs.


Its unique location means its **easily accessible from other key UK cities by train.**



KEY

- Northern Powerhouse Rail Line¹
- HS2 Line¹



¹ <https://transportforthenorth.com/press-release/northern-powerhouse-rail-centre-uks-plans-first-national-infrastructure-assessment/>

Live.

Work.

Play.



Build Specification.

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

BEDROOM

- Timber laminate desk/vanity

EXTERNAL FINISHES

- Contemporary brushed aluminium frames
- Double glazed windows

LIGHTING

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

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

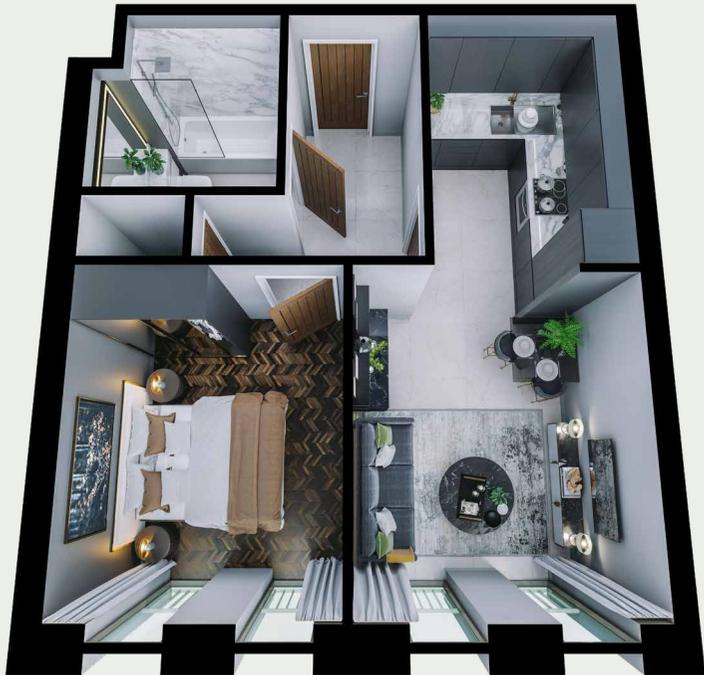
ELECTRICAL AND COMMUNICATION

- 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 system in all apartments
- Automated door entry manned concierge desk
- Smoke detectors in all apartments and communal areas
- Fire alarm and integrated sprinkler system as required



Floor Plans.

ONE BEDROOM
APARTMENT



TWO BEDROOM
APARTMENT



Financial Forecast

RENTAL PROPERTY CASH FLOW ANALYSIS

Bishop Square	1 Bedroom	2 Bedroom
AVG. Purchase Price	£158,799.00	£209,952.00
AVG. Size Sq Ft	500.00	700.00
Monthly Operating Income	Avg. Per Night - £110	Avg. Per Night - £160
Gross Annual Rental Income @ Average 75% occupancy	£30,112.50	£43,800.00
Average Monthly Rent	£2,509.38	£3,650.00
Gross Monthly Operating Income	£2,509.38	£3,650.00

MONTHLY ESTIMATED OPERATING EXPENSES

Property Management Fee @ 20%	£501.88	£730.00
Broadband	£40.00	£40.00
Utility Bills	£130.00	£160.00
Council Tax - Band A 20/21	£244.00	£281.50
Ground Rent 0.1%	£0.83	£0.83
Service Charge @ £2.50 per SqFt	£104.17	£145.83
Monthly Operating Expenses	£1,020.88	£1,358.17

NET OPERATING INCOME (NOI)

Total Annual Operating Income	£30,112.50	£43,800.00
Total Annual Operating Expense	£12,250.50	£16,298.00
Annual Net Operating Income	£17,862.00	£27,502.00
Net Yield:	11.25%	13.10%



Maximise Rental Income.

The UK has seen huge growth in the rental sector over the past five years, particularly in major cities such as London, Manchester, and Liverpool. Lettings are the preferred choice for many property investors looking to generate sustainable income over a period of time.

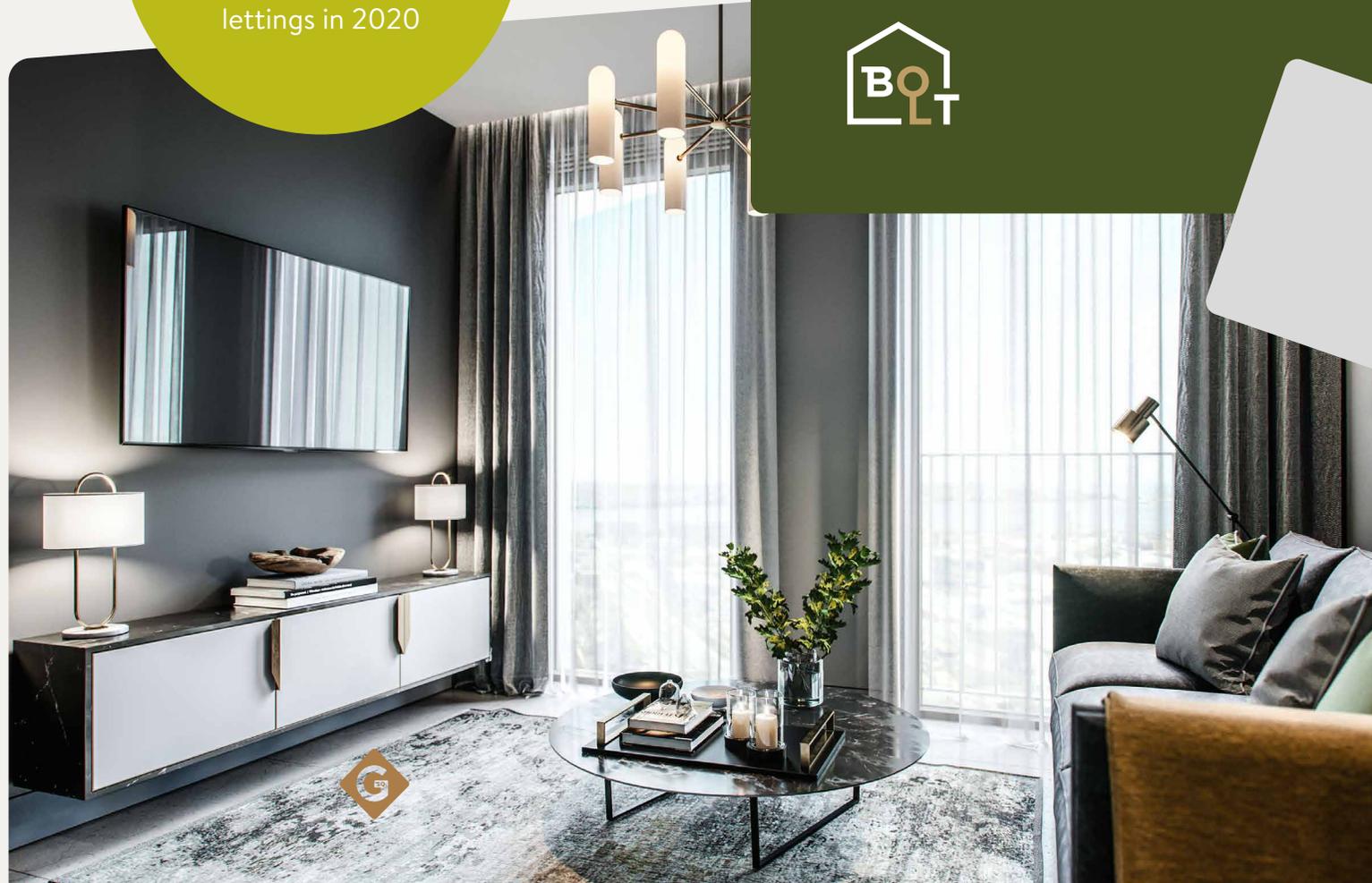
Demand for rental properties have increased as tenant requirements continue to shift to accommodate an evolving work/life balance which places a higher standard of living as a top priority. As such, the Northern lettings market is booming, creating a lucrative opportunity for property investors.

Are you a property owner looking to maximise your rental income through lettings, but you don't have the time to manage the list of demands required to run and manage a 5-star rental?

22%

Increase in demand for lettings in 2020

BOLT Lettings & Property Management handle the entire rental management process, from driving occupancy through letting sites to communicating with tenants. Our end-to-end property management service does all the heavy lifting so you can save yourself the time and hassle of becoming a full-time property manager.



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

£500m

of property development with a proven track record of performing.

250+

years of combined development and investment experience.

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.





£100m

Planned investment in Liverpool
John Lennon Airport

£14bn

Regeneration project set
to revolutionise key zones
within the city



£2bn

Investment in the city's new
'Knowledge Quarter' including
£450m rebuild of Royal Liverpool
University Hospital

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

25

Shovel ready projects
beginning in 2021



£1.4bn

Post Covid investment to
support swift bounce-back

Key Statistics.





Liverpool's plans for extensive regeneration

KEY STATS

- 8.4% increase in population between 2007-2017
- 756,600 people in employment
- 23% of properties in Liverpool are occupied by private renters
- 68,590 – Estimated size of the private rented sector
- £821 – Average rental price for a one bedroom apartment

LIVERPOOL WATERS

- £5.5bn mixed use development
- 1.5 million sq metres of floor space
- £50m cruise liner terminal planned
- 650 new apartments

KNOWLEDGE QUARTER

- £2bn worth of investment
- Paddington Village to house new life science, medical & knowledge campus
- Dining hotspot on Hope Street
- Featured attractions with both Everyman & Liverpool Empire Theatres

STONEBRIDGE CROSS

- City's long-established manufacturing zone.
- Approved planning permission for 1 million sq ft of distribution warehousing
- 55-acre development
- Home Bargains is the largest employer in Stonebridge Cross

PALL MALL

- £200m scheme in the centre of Liverpool's commercial district
- Spanning 1.2 hectare
- 400,00 sq ft of Grade A office space
- Creating over 1000 new jobs

LIME STREET GATEWAY

- £39m regeneration scheme transforming north eastern side of Lime Street
- New leisure and hospitality complex
- £11m investment in new TV studios and performance venue, holding 1,500 people





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PRS Property
Redress
Scheme

ico.
Information Commissioner's Office

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