PRIVATE & CONFIDENTIAL

Sham Luxury Properties
Sham Edition

Purpose-Built Student Accommodation

FOR SALE

Newcastle
United Kingdom



Executive Summary

Overview of the Subject Property

Property Description	:	Purpose built student accommodation (en-bloc) comprising 56 bed spaces at Newcastle, United Kingdom.
Asking Price	:	£5,000,000
Gross Income	:	2024/2025 - £391,272 2025/2026 - £443,190





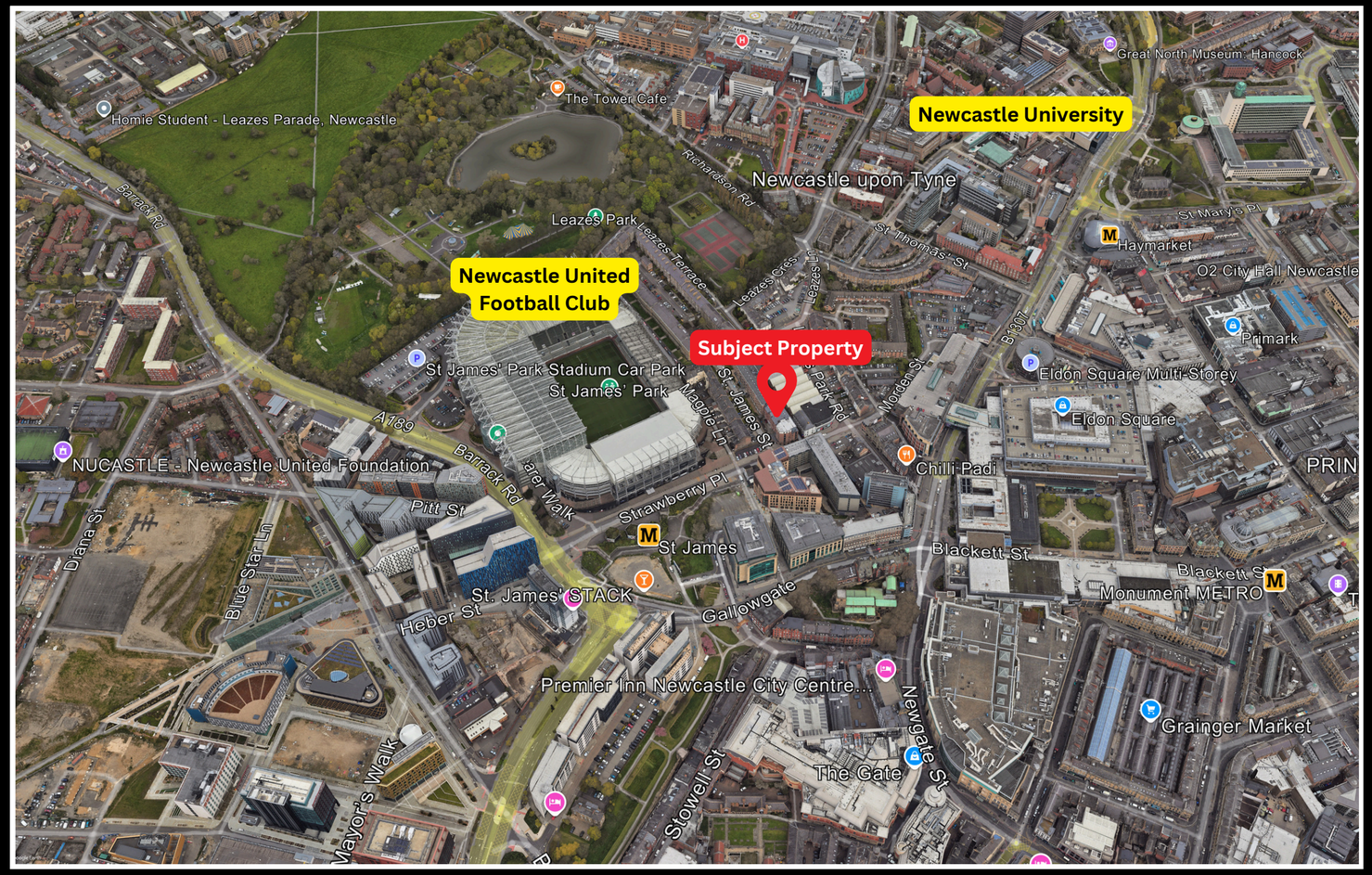


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Location of the Subject Property



The subject property enjoys a prime city-centre location with excellent accessibility and vibrant surroundings. It is situated just a short 14-minute walk (approximately 0.7 miles) from Newcastle University and about a 16-minute walk (approximately 0.8 miles) from Northumbria University, making it ideal for students and professionals alike. Key landmarks nearby include St James' Park, home to Newcastle United Football Club, which is only a 2-minute walk away, as well as Eldon Square Shopping Centre, offering a variety of shops, dining, and services. The lively Chinatown area is also within easy reach, along with the historic Theatre Royal and the scenic Quayside along the River Tyne. The area is very well-connected by public transport, with nearby bus stops and metro stations providing convenient links throughout the city and beyond. This central location offers a vibrant lifestyle with an abundance of amenities right at your doorstep.