



THIRTY
FOUR
FOUR

OPPORTUNITY TO ACQUIRE AN OPERATIONAL STUDENT ASSET

BRADBURY PLACE
30-44 BRADBURY PLACE, BELFAST, BT7 1KT

CBRE

McConnell

 JLL Alliance Partner

A best-in-class high performing PBSA asset situated a 5 minute walk from the highly acclaimed Queens University Belfast, which was voted the #1 UK University in the StudentCrowd 2025 Awards.



Investment Summary

- **Established Purpose-Built Student Accommodation (PBSA)** in Belfast City Centre comprising of 156 units.
- **Excellent location** within 5 minutes' walk from Queens University Belfast.
- Completed in 2024, Bradbury Place offers an attractive mix of **100 cluster en-suites and 56 studios**.
- Queens University Belfast has strong fundamentals and ranked **21st place in the UK and in the top 200 globally** in the Times and The Sunday Times Good University Guide 2026.
- Queens University Belfast is a member of the prestigious **Russell Group** of Universities.
- **Fully let for 2025/26** academic year.
- **Freehold.**
- We are instructed to seek offers in excess of **£17,200,000** exclusive of VAT which reflects, £110,256 per bed and an attractive NIY of 6.00%, assuming purchasers' costs of 6.75%.



Bradbury Place

Bradbury Place is a modern and secure student accommodation scheme that opened in 2024 and is operated by Mezzino. The scheme offers an attractive unit mix of 100 cluster en-suites and 56 studios.

- The scheme is situated within close proximity to Queens University Belfast. A short 5-minute walk or 2-minute cycle.
- The scheme benefits from a 24/7 gym, modern social spaces all designed for the convenience of residents. Occupants benefit from super-fast wired/wireless internet connection throughout the building.
- Bradbury Place is 100% occupied for the 2025/26 academic year.



Asset Highlights

2024
Bradbury Place opened

B34
EPC Rating

Very Good
Rating

3 Star
Rating

100% Occupancy
for the 2025/56 academic year

156
Student beds



Courtyards
2 no external spaces

Fitness
Private Studio Gym

Study
Space provided

Cinema
Room

Cycle
Storage

MEZZINO
Operator of the building



Prime Location

THIRTY FOUR FOUR
BRADBURY PLACE

BOTANIC TRAIN STATION

THE MCCLAY LIBRARY

QUEENS UNIVERSITY BELFAST

0.3 MILES WALK TO QUEENS UNIVERSITY

■ University
■ Point of interest

BOUNDARY LINE FOR INDICATIVE PURPOSES ONLY.



Location

Belfast, the capital of Northern Ireland is the 12th largest city in the United Kingdom and the 2nd largest on the island of Ireland.

Belfast is a vibrant city and boasts a mix of historical charm with modern urban development. The city has a thriving student community, with plenty of bars, restaurants, and entertainment venues.

The city is located approximately 165 km (103 miles) north of Dublin and 120 km (75 miles) south east of Derry-Londonderry. Belfast has an excellent communication network. The M2 motorway provides access to the north towards Derry/Londonderry and the M1 motorway provides access to the south and west of the Province towards Lisburn and Dublin.

The city benefits from four railway stations, and the Belfast to Dublin train route has a journey time of approximately 1 hour 50 minutes. The two airports, Belfast City and Belfast International, provide access to all major UK and a large number of destinations across mainland Europe.

The wider Belfast Metropolitan Area has a population extending to approx. 650,000. As the largest commercial centre in Northern Ireland, Belfast has developed into one of Ireland's premier business cities and has the largest employed population in the region.

Situation

Bradbury Place is ideally positioned to capitalise on Belfast's range of amenities and transport network.

The subject is only a 14-minute walk to the City Hall and Donegall Place the main retail area of Belfast while the new Belfast Grand Central Station is within a 13-minute walk. Queens University Belfast is approximately a short 5-minute walk or 2-minute cycle. With convenience retail, healthcare and an extensive F&B offering nearby, Bradbury Place offers a lifestyle of convenience in a central location.

Streets such as Botanic Avenue and Stranmillis Road are the epicentre of student activity, lined with independent coffee shops perfect for study sessions, cosy traditional pubs, and a diverse range of affordable international eateries. Furthermore, the beautiful Botanic Gardens and the Ulster Museum are located right on the doorstep, offering essential green space and cultural relaxation. The Queen's area is highly sought after for its student housing proximity and energetic, culturally rich environment, making it a true home away from home.



LOCATION	WALKING	BIKE
Botanic Train Station	4 mins	1 mins
Queens University Belfast	5 mins	2 mins
The McClay Library	10 mins	3 mins
Belfast Grand Central Station	13 mins	4 mins
Belfast City Hall	15 mins	5 mins
Lanyon Place Station	25 mins	7 mins
Ulster University	26 mins	9 mins



BRADBURY PLACE



JOHN BELL HOUSE

SWANSTON HOUSE

ULSTER UNIVERSITY

ELMSBT2

CITY CENTRE

WEAVERS HALL

LANYON PLACE STATION

ELMSBT1

BRUCE STREET

GRAND CENTRAL STATION

BOTANIC STUDIOS

ASTER HOUSE

University
 PBSA
 Point of interest

*BOUNDARY LINE FOR INDICATIVE PURPOSES ONLY.

Description

The property occupies a prominent location and comprises of a 6-storey modern purpose-built student accommodation scheme which completed in 2024.

The property comprises of a total of 156 beds with an attractive unit mix of 100 cluster en-suites and 56 studios. The cluster rooms are designed as 5-bedroom units, where each private en-suite bedroom (typically measuring between 13 - 14 sq m) has access to a modern, shared kitchen and lounge area.

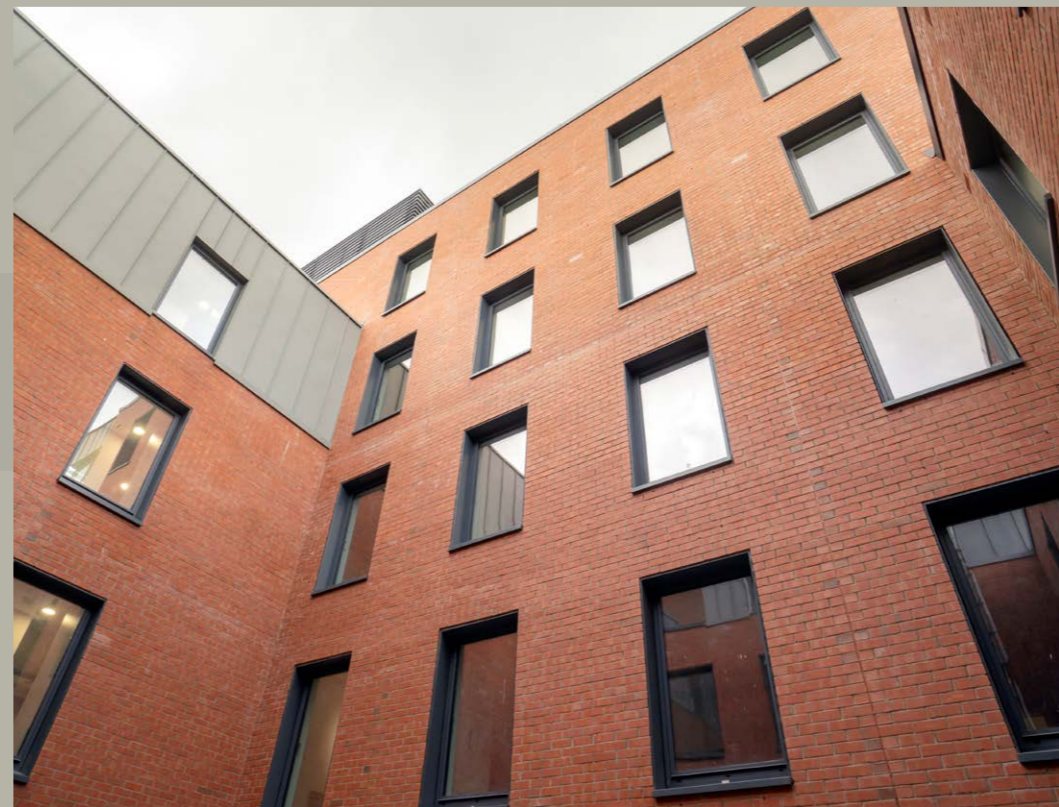
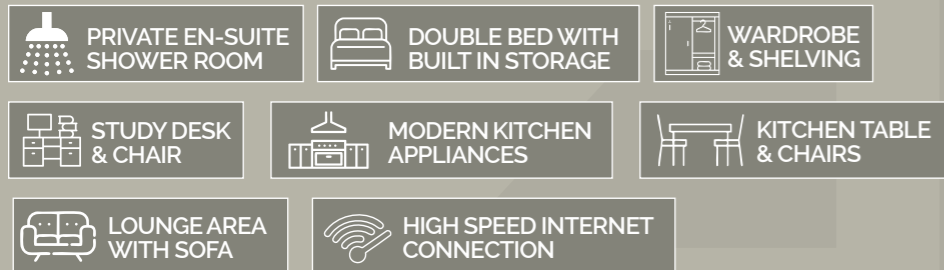
Studio rooms are self-contained, open plan living space benefiting from private kitchen and bathroom facilities. Standard studios are 17 sq m while the deluxe corner studio extends to 27 sq m.

There is a vacant commercial ground floor unit extending to 336 sq m.

Common area features



Room features





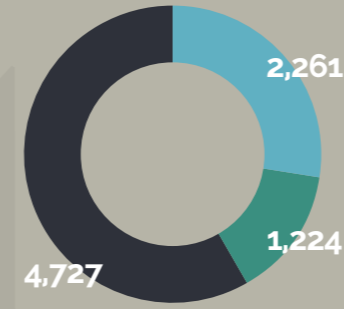
21st Times and The Sunday Times Good University Guide 2026



49th Times and The Sunday Times Good University Guide 2026

Student Market

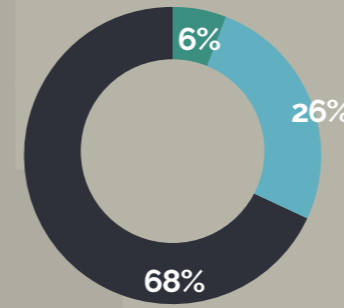
Belfast offers an unparalleled student experience as students can choose between Queen's University Belfast, a prestigious Russell Group institution, and Ulster University, which was proudly named the Times Higher Education University of the Year 2024.



PBSA Pipeline

Currently, 1,224 units are under construction and specifically targeting the 2026/27 academic year. Beyond this there are 4,727 units which have already secured full planning approval. An additional 2,261 units are actively progressing through the planning process.

■ Under Construction ■ Planning Approved ■ Planning Submitted



Full-time Student breakdown by domicile

The majority of full-time students in Belfast are from the UK ensuring stability and consistency high occupancy levels. A key factor driving the rise in EU student enrolments is the growing number of students from the Republic of Ireland choosing to study in Northern Ireland. Under current tuition fee arrangements, these students pay a significantly reduced fee, capped at £4,855, and remain eligible for tuition fee loans when starting a degree in Northern Ireland in 2025-2026.

■ EU ■ Non-EU ■ UK



37,510*
Full-time Students



14,860*
Full-time International Students



9,147
Existing PBSA Beds



4.10
Full-time Students to bed ratio

(Source: CBRE)

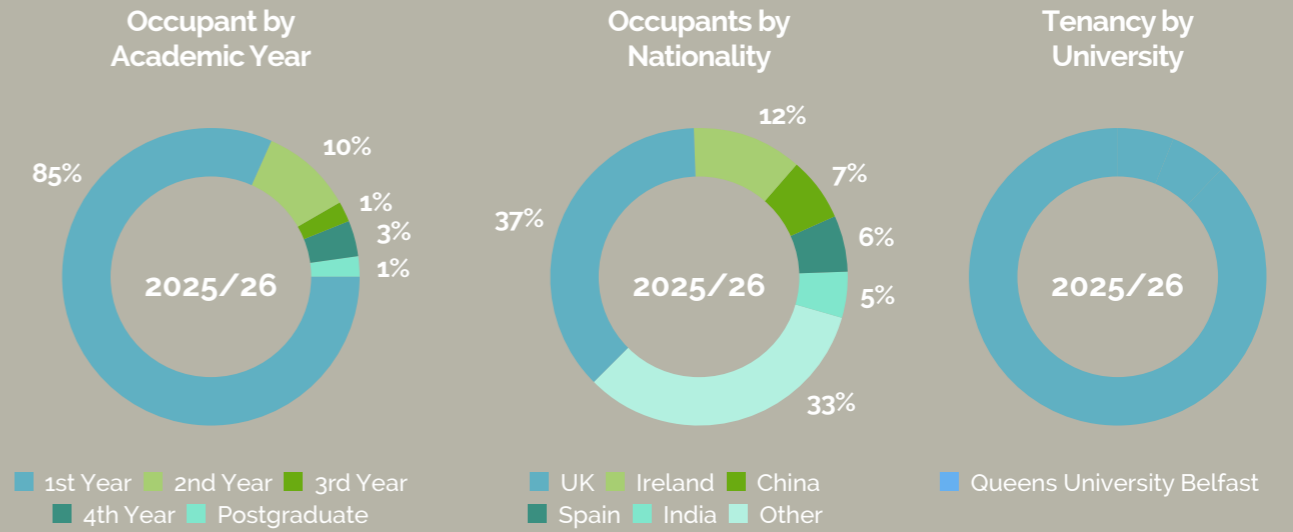


Financial Overview

The total gross income is projected at **£2,059,565** based on the forecast summer 2026 performance and the term time 2026/27 academic year lease up.

ROOM TYPE	NO. OF ROOMS	TENANCY LENGTH (WEEKS)	WEEKLY RENT (2025/26)	PROJECTED ANNUAL RENT
Bronze Ensuite (Streetview)	12	44	£185	£97,680
Bronze Ensuite (Courtyard)	8	44	£185	£65,120
Bronze Studio (Streetview)	6	44	£285	£ 75,240
Bronze studio (Courtyard)	4	44	£285	£50,160
Bronze Plus Studio	2	44	£290	£25,520
Silver Ensuite (Streetview)	36	44	£190	£300,960
Silver Ensuite (Courtyard)	24	44	£190	£200,640
Silver Studio (Streetview)	30	44	£290	£382,800
Silver Studio (Courtyard)	6	44	£290	£76,560
Silver Plus Studio	6	44	£295	£77,880
Gold Ensuite (Streetview)	12	44	£195	£102,960
Gold Ensuite (Courtyard)	8	44	£195	£68,640
Deluxe Corner Studio	2	44	£370	£32,560
Sub-total				£1,556,720*
SUMMER INCOME				
Student income booked to date				£47,698
Leisure Bookings (short-stay)				£455,147
Sub-total				£502,845
TOTAL				£2,059,565

A detailed tenancy schedule and operating budget provided by Mezzino will be made available within the data room.
*Figure accounts for voids and bad debt.



Academic Year Income

Bradbury Place is offered on standard 44 & 51 week academic year lettings, with rates determined by room type.

Summer Income

Bradbury Place benefits from strong summer demand due to its central location and high-quality facilities. The property is well-suited for:

- Shorter-term tourist accommodation
- Corporate and academic stays
- Student extenders

This seasonal flexibility provides an opportunity to maximize year-round occupancy and increase the overall revenue.



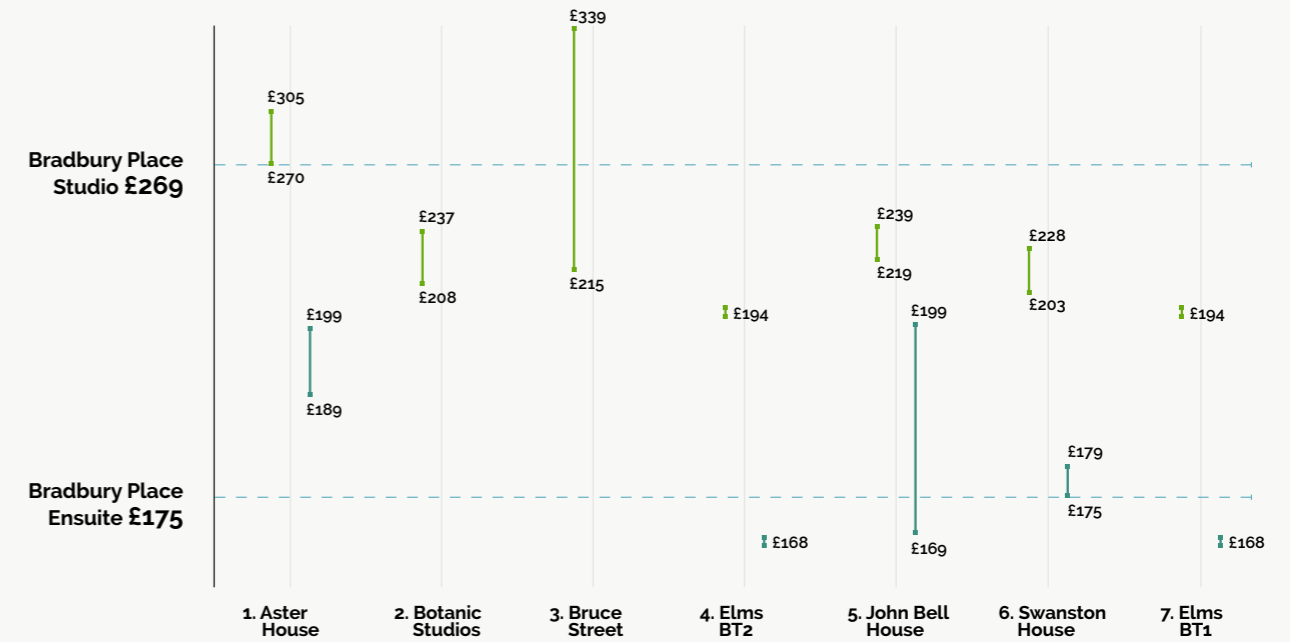
Comparable Rental Analysis



- Bradbury Place (Mezzino)
- 1. Aster House (Prestige Student Living)
- 2. Botanic Studios (Fresh)
- 3. Bruce Street (Vita)
- 4. Elms BT2 (QUB)
- 5. John Bell House (Student Roost)
- 6. Swanston House (Student Roost)
- 7. Elms BT1 (QUB)

Further Growth

Bradbury Place, offers strong average rental rates with significant potential for rental growth within Belfast's student housing market. The below graph is based on rents for the academic year 2025/26.

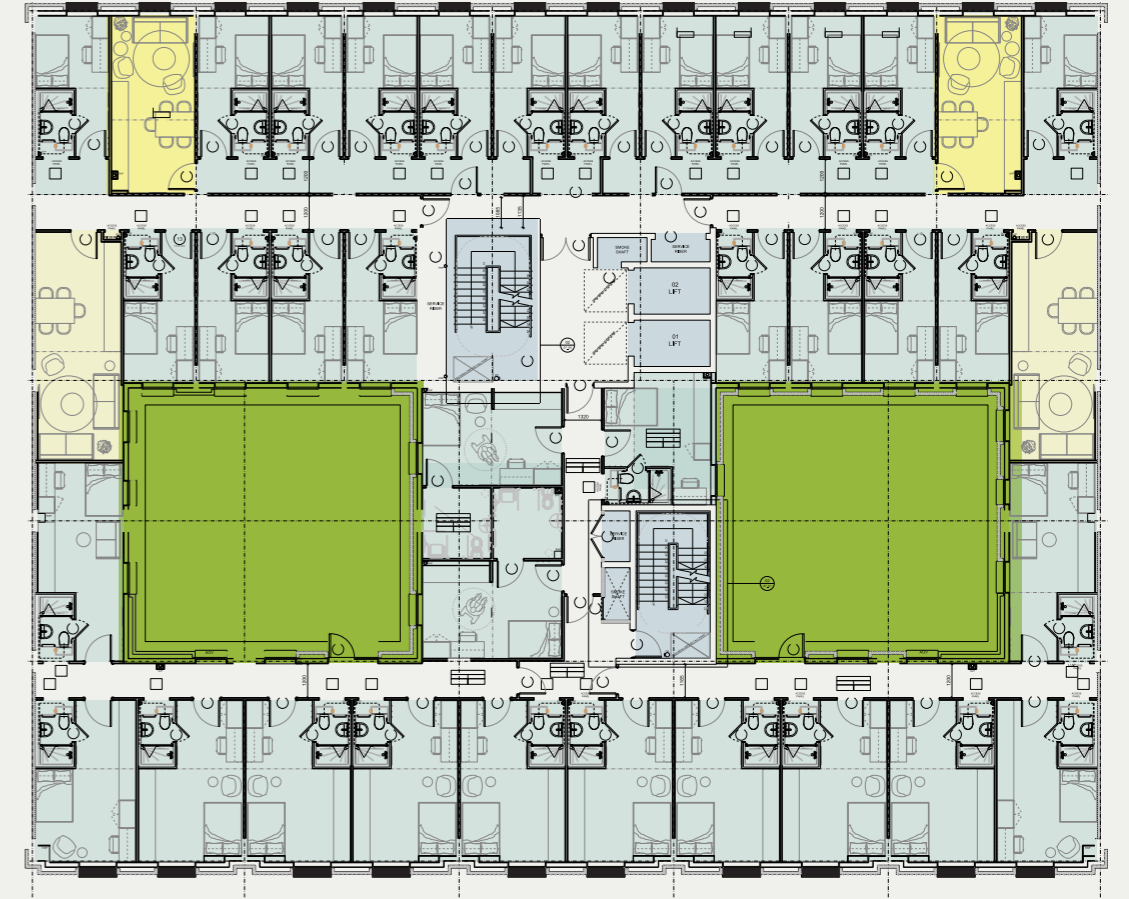


Floor Plans

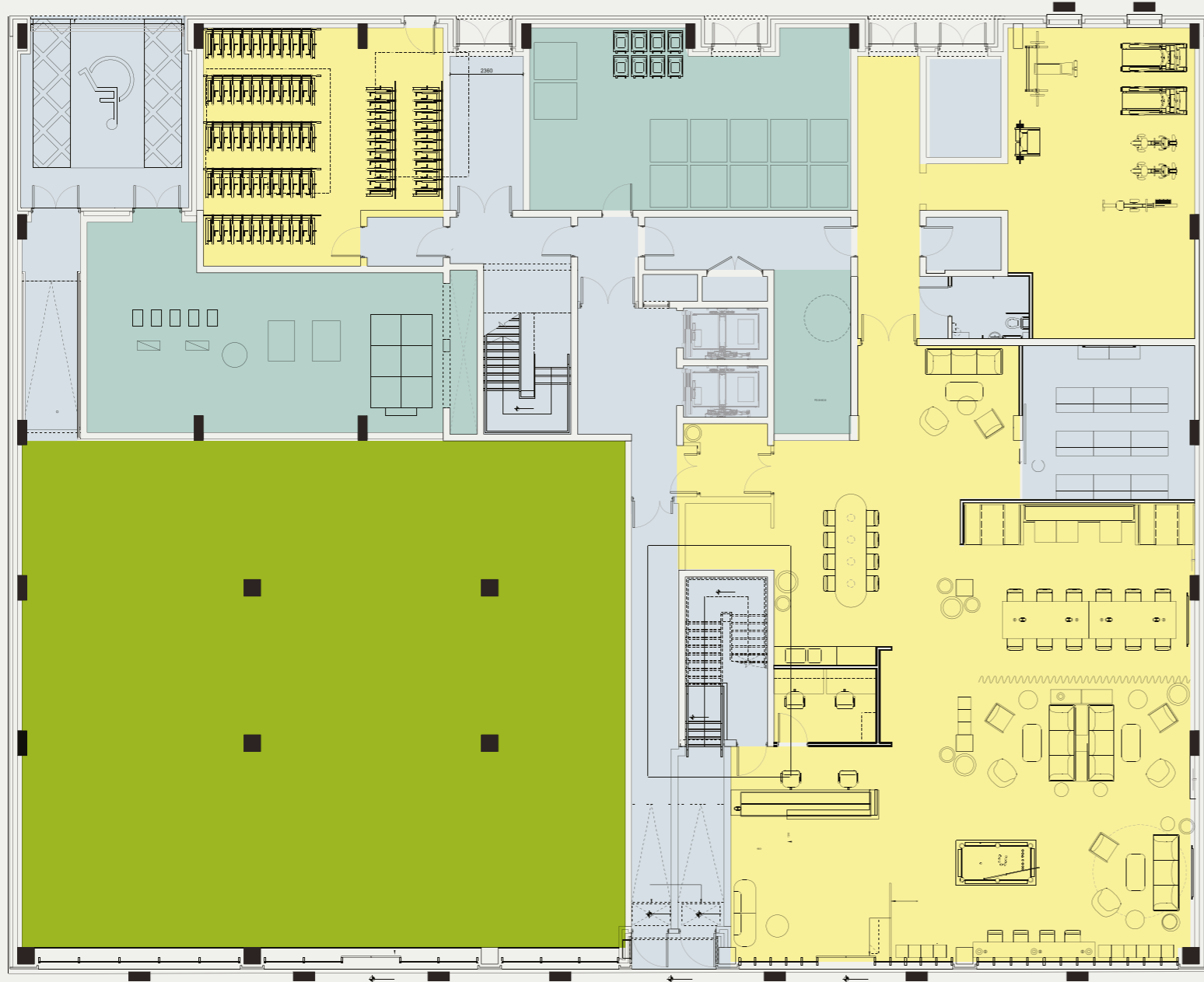
Full floor plans are available within the data room



TYPICAL UPPER FLOOR PLAN



GROUND FLOOR PLAN





Tenure

The property is held Freehold.

EPC

The property has an EPC rating of B34.

Fitwel

Awarded a Fitwel 3 Star rating.

VAT

We understand the property is VAT elected.

BREEAM

Awarded BREEAM 'Very Good' rating.

DATA ROOM

Please register for the data room at www.bradbury-place.com

AML

The selling agents are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks.



PROPOSAL

We are instructed to seek offers in excess of **£17,200,000**, exclusive of VAT which reflects **£110,256** per bed and an attractive NIY of **6.00%**, assuming purchasers' costs of 6.75%.

CONTACT

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