

BLOCK B

**VICTORIA POINT @ WOODS
SQUARE**



Nexus
Residential

RWinvest
EST. 2004



WELCOME TO SOAPWORKS

Premium accommodation in a prime investment zone, SoapWorks is a generational development set to raise the standard of urban real estate in the North West.

Located in the Northern Quarter of Liverpool city centre, the scheme will span three stunning residential blocks to form a vibrant urban community just steps from the expanding central business district.

Each apartment features a bright, sophisticated interior, designed to attract contemporary tenants and ensure long-term investment value. Exceptional living standards are further elevated by a variety of convenient amenities that promote tenant well-being.

Steeped in local history with a clear vision for the future, SoapWorks presents an outstanding buy-to-let opportunity with exceptional returns and strong value appreciation projected for each property.

INDUSTRIAL-INSPIRED ELEGANCE

‘While its contemporary façade adds to the evolving cityscape, the design pays homage to the area’s industrial heritage, with intricate architectural details reflecting its historical roots.’

Director, Nexus Residential

Drawing inspiration from its rich industrial past, SoapWorks offers a contemporary take on the site’s historical uses.

The exterior features folded aluminium cladding, paying homage to the tannery that once occupied the site, while a sleek bronze façade, full-height windows, and innovative eco-elements give the

development a cutting-edge appeal that will attract modern renters.

Consisting of three elegant residential blocks that border a beautifully landscaped courtyard, SoapWorks couples luxury accommodation with thoughtfully designed communal areas and outdoor spaces, enhancing tenant satisfaction and retention rates.

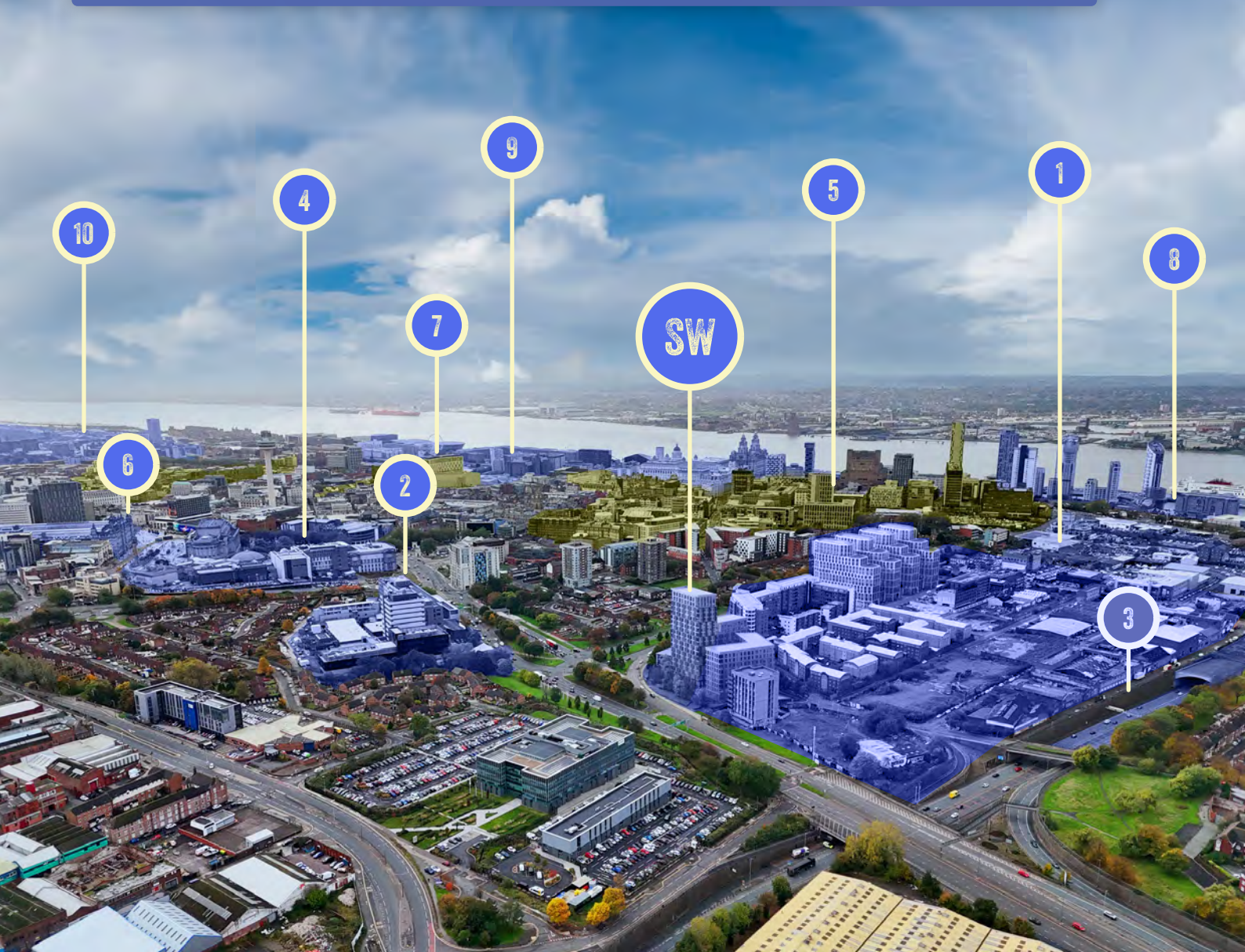
PROXIMITY MAP NORTH

- | | | |
|---|------------------------------|-------|
| 1 | Pumpfields Regeneration Zone | 0m |
| 2 | LJMU Campus | 200m |
| 3 | Central Business District | 690m |
| 4 | St. George's Quarter | 820m |
| 5 | Hill Dickinson Stadium | 1.4km |
| 6 | Anfield Stadium | 2.1km |
| 7 | Liverpool Superport | 5km |



PROXIMITY MAP SOUTH

1	Pumpfields Regeneration Zone	0m	6	Lime Street Station	938m
2	LJMU Campus	200m	7	Liverpool ONE	1km
3	Kingsway Tunnel	286m	8	Liverpool Waters	1.1km
4	St George's Quarter	680m	9	Royal Albert Dock	1.5km
5	Central Business District	690m	10	Baltic Triangle	1.8km





NEW RELEASE

PHASE II THE TOWER

Following the successful sale of SoapWorks Phase I, we are proud to introduce Phase II of this landmark residential development - SoapWorks Tower.

Offering outstanding views of central Liverpool and the nearby waterfront, this contemporary tower features a variety of Manhattan, one and two-bedroom apartments, each designed to luxury specification. Enhancing this dynamic buy-to-let opportunity, all apartments in the tower are approved for short-term lettings, meaning they can be listed on Airbnb, significantly increasing the returns achievable. Initial projections suggest net yields exceeding 10% annually, with one-bedroom apartments expected to generate over £22,000 per year through short-term rental strategies.

For those preferring a traditional rental route, longer-term residential lettings remain available, offering projected yields of around 6% per annum. To further increase rental value and ease the tenancy process, high-quality furniture packs are available for both long-term & short-term lettings at an extra cost

**Manhattan, 1 &
2-Bed Apartments**

**Modern Residential
Tower**

**SoapWorks'
Finest Block**

**Approved for
Short-Term Lets**

**List on Airbnb &
Booking.com**

10%+ Project Net Yields

PRICES

Manhattan Apartments from
£179,950

1-Bedroom Apartments from
£209,950

2-Bedroom Apartments from
£319,950

Exclusive Payment Plans Available



RETURN PROJECTIONS

SHORT-TERM LETS:

ANNUAL NET YIELD: 10%+

ANNUAL NET INCOME: £17,995+

RESIDENTIAL (LONG-TERM) LETS:

ANNUAL NET YIELD: 6%

ANNUAL NET INCOME: £10,797

PROJECTED PRICE GROWTH BY 2029: 29.4%

Source: Savills Residential Property Market Forecasts 2025-29.

REGENERATION IN LIVERPOOL

SW	Soap Works & Pumpfields	£2.5bn
1	Project Jennifer	£150m
2	Liverpool Superport	£1bn
3	New Everton F.C. Stadium	£800m
4	Liverpool Waters	£5.5bn
5	Pall Mall Corporate Zone	£200m
6	Baltic Triangle	£190m
7	Knowledge Quarter	£2bn



1

PROJECT JENNIFER



2

SUPERPORT



3

EVERTON FC



4

LIVERPOOL WATERS



5

PALL MALL ZONE



6

BALTIC TRIANGLE



7

KNOWLEDGE QUARTER



MANHATTAN FLOOR PLAN EXAMPLE



1-BEDROOM FLOOR PLAN EXAMPLE



2-BEDROOM FLOOR PLAN EXAMPLE



KEY INVESTMENT FIGURES

SOAPWORKS

APARTMENT EXAMPLE

1-BED APARTMENT (SHORT-TERM LET)

PROPERTY PRICE £219,950

PROJECTED RETURNS:

EST. DAILY RENT: £205

APPROX. ANNUAL OCCUPANCY RATE: 48%

EST. ANNUAL RENTAL INCOME (GROSS): £35,916

EST. ANNUAL NET RETURN: £22,675

EST. ANNUAL NET YIELD: 10.31%

PROJECTED FEES

GROUND RENT: ZERO

SERVICE CHARGE EST. £4.00 PER FT²

MAINTENANCE FEES: £5,571

EST. AIRBNB FEE (14% + VAT): £6,034

FURTHER INVESTMENT DETAILS

LEASEHOLD TERM 999 YEARS

CONSTRUCTION COMMENCEMENT Q1 2026

EST. COMPLETION DATE Q3 2028

PAYMENT STRUCTURES

OPTION A

(MANHATTAN & 1 BED APARTMENTS)

£5,000

RESERVATION DEPOSIT

20%

UPON EXCHANGE OF CONTRACTS

20%

STAGE PAYMENT

60%

UPON COMPLETION

(MINUS RESERVATION DEPOSIT)

OPTION B

(2 BED APARTMENTS)

£5,000

RESERVATION DEPOSIT

15%

UPON EXCHANGE OF CONTRACTS

15%

STAGE PAYMENT

70%

UPON COMPLETION

(MINUS RESERVATION DEPOSIT)

OPTION C

£5,000

RESERVATION DEPOSIT

50+%

UPON EXCHANGE OF CONTRACTS*

AMOUNT OUTSTANDING UPON COMPLETION (MINUS RESERVATION DEPOSIT)

*PAYS 5% INTEREST ON FUNDS PAID DURING CONSTRUCTION

SOAPWORKS



Nexus
Residential

RWinvest

EST. 2004

Disclaimer

This information pack was written in June 2025. Since this date, information may have changed.

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