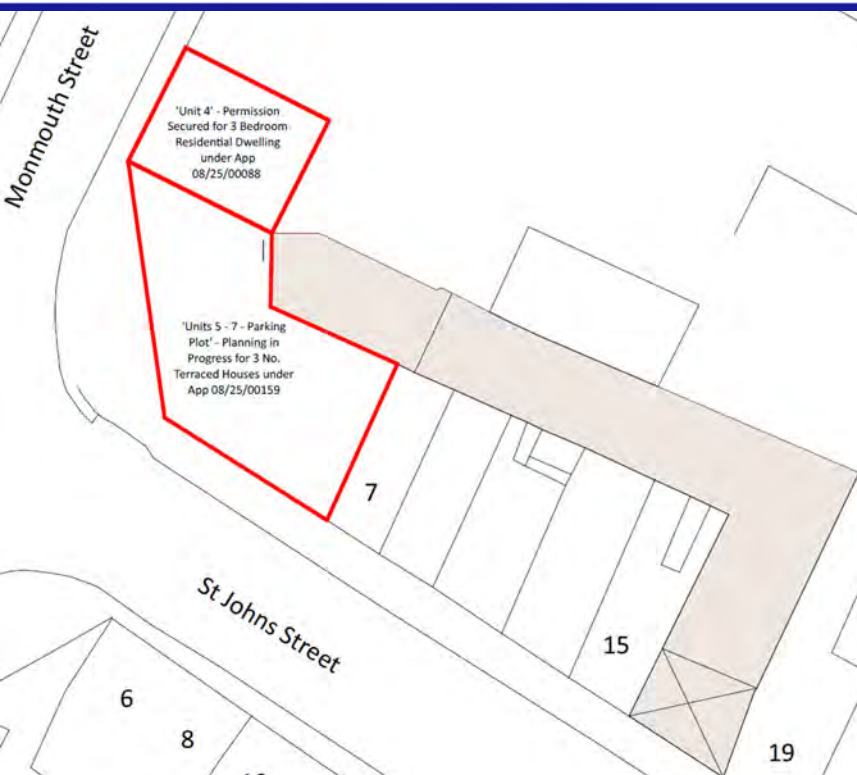




FOR SALE

Residential Conversion & Development Opportunity



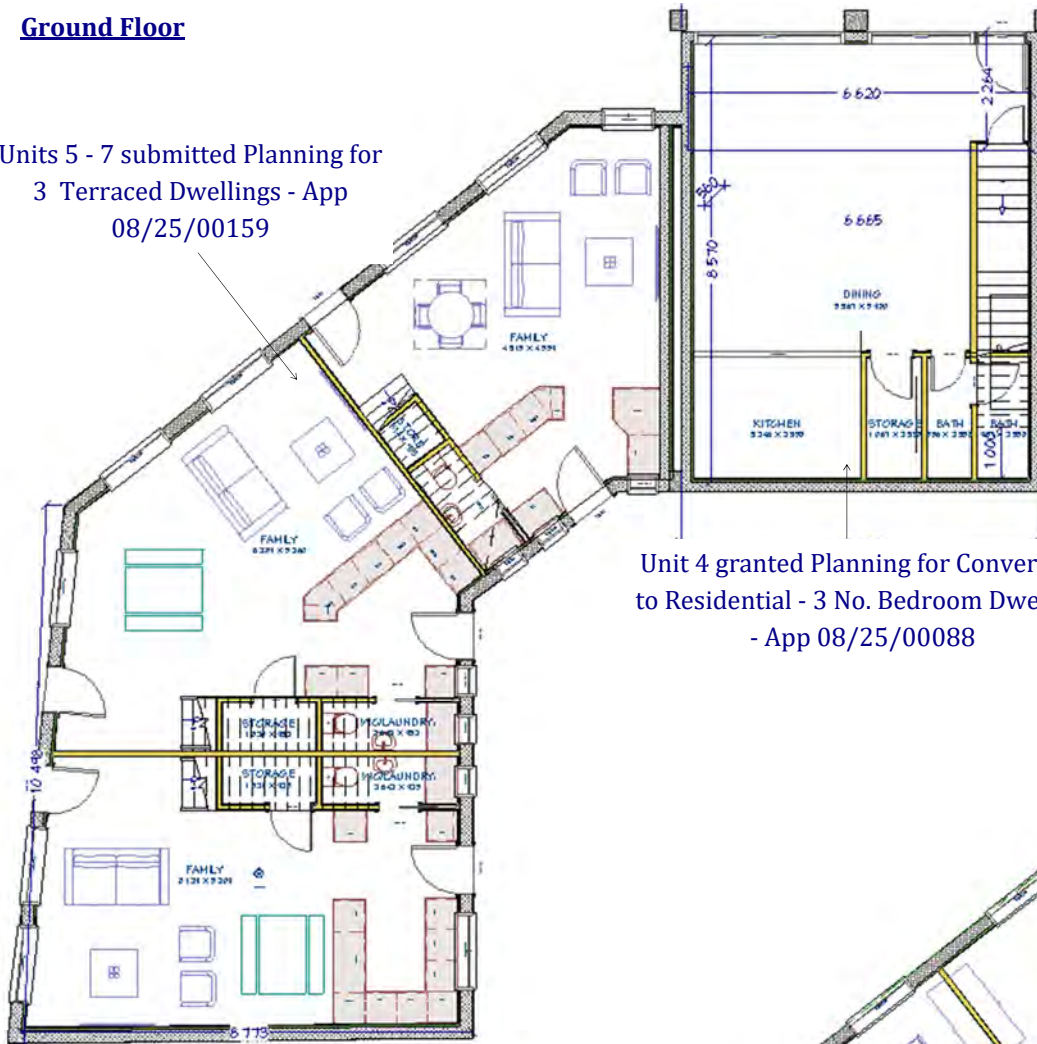
Conversion of Existing Premises
and 3 No. Terraced House
Development Potential

6 - 8 Monmouth Street
Bridgwater
TA6 5EJ

Guide: £200,000 - £225,000

Ground Floor

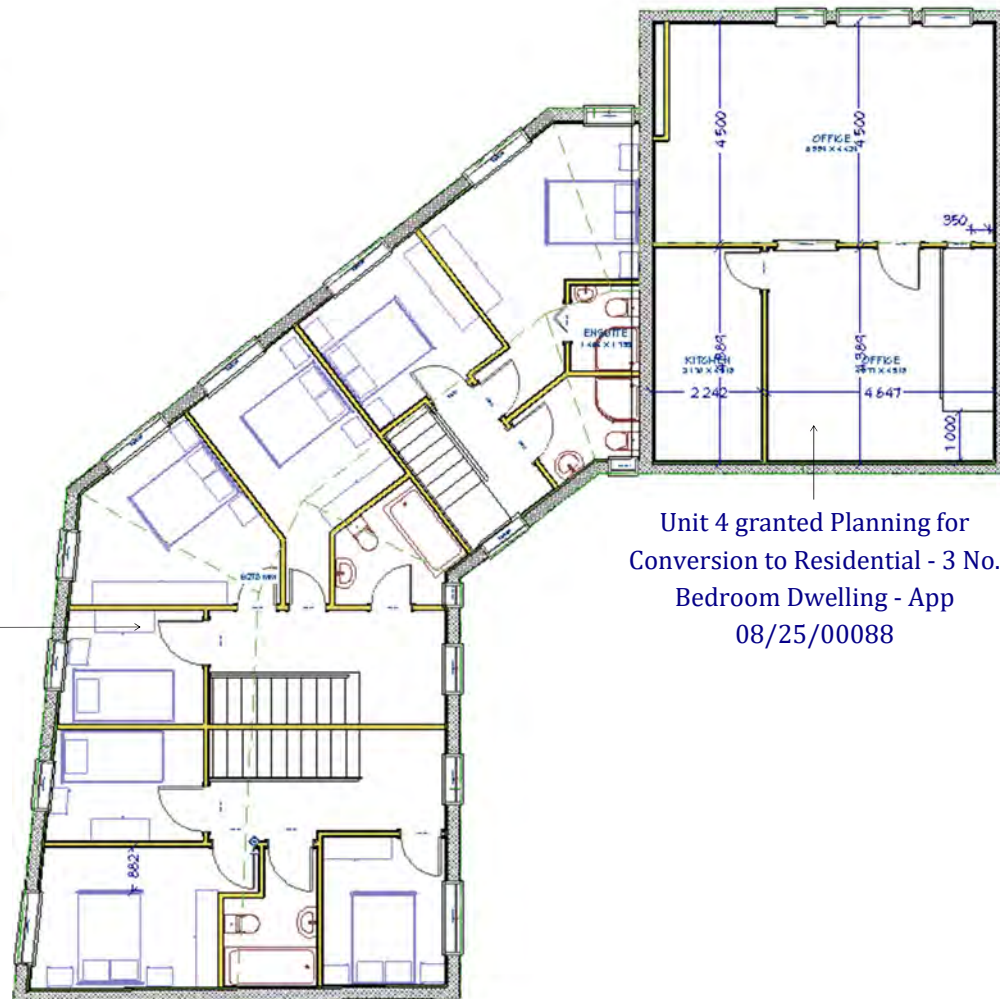
Units 5 - 7 submitted Planning for
3 Terraced Dwellings - App
08/25/00159



Unit 4 granted Planning for Conversion
to Residential - 3 No. Bedroom Dwelling
- App 08/25/00088

First Floor

Units 5 - 7 submitted Planning for 3
Terraced Dwellings - App 08/25/00159



Unit 4 granted Planning for
Conversion to Residential - 3 No.
Bedroom Dwelling - App
08/25/00088

DESCRIPTION

We are pleased to present this exciting development opportunity comprising an existing commercial premises known as 'Unit 4', formerly operating as a Portuguese Café, now with the benefit of planning permission secured for conversion to a 3 No. bedroom residential dwelling.

Adjacent to this building is a corner plot, currently used as a car park but known as 'Units 5 - 7' also included as part of the sale, with planning permission granted for the construction of three terraced residential dwellings.

This opportunity offers a mix of conversion and new build development, providing flexibility either to retain as an attractive long term investment or to complete and resale.

The site is located on the junction of Monmouth Street and St John Street.

ACCOMMODATION

The existing property, formerly occupied as a Café Premises is split over two floors, with a total combined floor area of 115.71m² (1,245ft²) - based on GIA.

The parking plot, based on OS map data is 1,642ft² (0.03) acres in total.

SERVICES

Mains electricity, water and drainage are connected to the existing property - Unit 4, but Purchasers must satisfy themselves independently as to the state and condition.

No detailed service enquiries have been made in respect of the proposed terrace house development on the car parking plot and any Purchaser is required to make their own enquiries regarding the availability of services.

EPC

The existing property has an Energy Performance Rating of E123. A copy can be made available on request.

RATES

Unit 4 has a rateable value of £8,600, based on the April 2023 valuation assessment, which includes the adjacent plot/parking area.

Upon completion of the sale, the Purchaser will assume liability of business rates until such time as the property is converted (if pursued) and Council Tax would then apply.

METHOD OF SALE

The existing property (Unit 4) and development land (Car Park - Units 5 - 7) are being sold Freehold under Land Registry Titles ST79003 and ST79004, with vacant possession.

Offered for sale by way of a Binding Tender, sealed bids to be received no later than **12.00noon on Friday 30th January 2026** to the offices of Lyndon Brett Partnership.

Form of Tender can be provided on request and sealed bids to be sent in an envelope marked "TENDER - UNIT 4 & 5 - 7, 6 - 8 MONMOUTH STREET" by the closing date.

Full legal pack details will be provided on request.

The successful bidder will be expected to provide proof of deposit within their bid and be able to exchange contracts on the day of acceptance of their offer, with completion no later than 28 days after exchange, or earlier by agreement. No extension of time will be accepted.

Consideration will be given to separate offers for either of the two areas, should a prospective purchaser wish to acquire either of the two areas.

PRICE

We are guiding the combined development between £200,000 - £225,000 for the two Freehold titles.

Consideration will be given for the property and parking area to be sold off individually and this can be discussed further.

VAT

VAT is not applicable on the purchase price.

LEGAL COSTS

Each party to be responsible for their respective legal fees.

ANTI MONEY LAUNDERING

A prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations, to be provided when submitting their tender bid.

OVERAGE

No overage premium is to be agreed as the development is being sold with the benefit of planning permission for the conversion of the existing premises and for the 3 no. terraced property development.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

The existing property under title ST79004 is considered a stand alone property with access from the front of the property from Monmouth Street.

The car park development under title ST79003 has the benefit of a right of way, over the adjoining development, with vehicle access from St John Street. Further information can be provided in this respect.

PLANNING

Planning Permission details for the two schemes are as follows:

Application 08/25/00088

Conversion and Change of Use for the existing building known as 'Unit 4' from commercial use to residential, for a 3 bedroom dwelling. Planning secured in August 2025.

Documentation can be downloaded via the Somerset Planning website, or provided electronically on request.

Application 08/25/00159

Planning Permission secured in November 2025 for a proposed development scheme of 3 No. Residential Terraced Dwellings to be built within the car park.

Documentation can be downloaded via the Somerset Planning website, or provided electronically on request.

COMMUNITY INFRASTRUCTURE LEVY

Prospective Purchasers should make their own enquires regarding CIL payments which may fall due.

IMPORTANT NOTICE

There particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.



LOCATION



A38, A39, M5 (Junction 24 - 2.5 miles)



0.3 mile west of Bridgwater Railway Station



25 miles south-west of Bristol Airport



11 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol