



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



FOR SALE

Freehold Investment

18 Bedroom HMO - Grade II Listed Building

Friarn House, 35 Friarn Street, Bridgwater, Somerset TA6 3LJ

£1,200,000



The Association of Valuers of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963





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DESCRIPTION

We are pleased to be able to bring this fantastic investment property to the market, having recently undergone significant refurbishment and now let by way of a Company Tenancy, to a National firm linked with the Hinkley Point C project.

The property is a Grade II Listed residential building set up as an 18 bedroom HMO, situated on the south side of Friarn Street, near to the Broadway Junction.

The property is just a short walk from the High Street, as well as to local Restaurants and Bars.

The property benefits from a second, generously sized rear garden that is presently unused and may offer potential for the construction of an additional dwelling, subject to the relevant planning approvals.

LOCALE

Bridgwater is a historic market town that has undergone substantial growth and transformation in recent years.

Significant public and private investment within both the town centre and its outskirts has supported extensive residential expansion, industrial sites at both J23 (Dunball) and J24 (Bridgwater Gateway) as well as redevelopment within the centre including the new Cinema, Sports Bar and Restaurant complex known as 'Northgate Yard', improving the area and encouraging footfall within the Town Centre.

Bridgwater has also experienced considerable growth linked to the construction of Hinkley Point C, one of the UK's largest infrastructure projects. This has resulted in rising population figures and heightened demand for residential accommodation, particularly in the private rented and HMO sectors, as contractors and supporting professionals seek high quality temporary and long term housing.

The nearby Gravity Smart Campus at Puriton, a clean energy and innovation site, further reinforces Bridgwater's reputation as a centre for future focused industry and sustainable development.

In addition, the town benefits from the continued expansion of Bridgwater & Taunton College, one of the leading further and higher education providers in the region, attracting learners from across Somerset, contributing to the Town's vibrancy and strong local skill base.

ACCOMMODATION

The residential property is arranged over four floors.

| Area | m ² | ft ² |
|--------------|----------------|-----------------|
| Basement | 35.32 | 380 |
| Ground Floor | 246.46 | 2,652 |
| First Floor | 220.77 | 2,375 |
| Second Floor | 83.83 | 902 |
| Total | 586.38 | 6,309 |

Measurements are on a GIA basis taken from previous report.

The property boundary including the gardens extends to approximately 0.24 acres.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Super fast Full Fibre Broadband is available, supplied by Fibrely.

EPC

The Energy Performance rating is C51. A copy can be made available on request.

RATES

The property is currently assessed for Council Tax with a Council Tax Band - F.

METHOD OF SALE

The property is being sold Freehold under Land Registry Title ST222147 by way of Private Treaty sale.

The intention will be that the property will be sold with the benefit of the existing Tenant in situ.

PRICE

We are seeking a guide price of £1,200,000.

VAT

Not applicable.

INVESTMENT

The property is currently let by way of a Company Let Agreement to a National firm as of March 2026 for a 6 month term at £12,090 per month (£145,080 per annum - gross income). The Vendor expects this contract to be renewed on a rolling basis thereafter or, the property will be re-let to another company or on individual room basis.

Based on the asking price, this reflects a Gross Initial Yield of 12.09%.

LEGAL COSTS

Each party will be responsible for their respective legal costs.

ANTI MONEY LAUNDERING

A prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations.

PLANNING

A prospective Purchaser should make their own enquires to the Planning department regarding any future proposals and intended use.

Planning Permission and Listed Building Consent was secured in 2024 for the Change of Use from the properties former use as a Residential Care Home to HMO - full details can be found on the Somerset Council Planning website - application 08/23/00380.

The property also benefits Planning Permission in 2024 allowing to convert it to 9 No. self-contained serviced accommodation apartments - application 08/23/00251.

IMPORTANT NOTICE

These 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 and M5 (Junctions 24 - 2.2 miles)



0.8 miles 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

