



FOR SALE Freehold Investment

18 Bedroom HMO - Grade II Listed Building
35 Friarn Street, Bridgwater TA6 3LJ
£900,000



DESCRIPTION

We are pleased to bring this substantial Grade II Listed HMO property to the market, having previously undergone significant refurbishment to provide 18 bedrooms.

The property presents an excellent opportunity for an investor or operator, with the flexibility to be let as a whole or on an individual room-by-room basis, offering the potential to generate a substantial rental income.

The property is situated on the south side of Friarn Street, close to the Broadway Junction and within easy walking distance of the High Street.

A range of local restaurants, bars and other amenities are also readily accessible nearby, making the property well positioned for both professional and contractor accommodation.

The property also benefits from a separate rear garden area, which is currently unused but provides an opportunity to create additional external amenity space.

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 property is arranged over four floors:

Basement	35.32m ²		380ft ²
Ground Floor	246.46m ²		2,652ft ²
First Floor	220.77m ²		2,375ft ²
Second Floor	83.83m ²		902ft ²
Total	586.38m²		6,309ft²

Measurements are on a GIA basis taken from plans provided.

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.

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 with vacant possession.

PRICE

We are seeking £900,000.

VAT

Not applicable.

LEGAL COSTS

Each party will be responsible for their respective legal costs.



INVESTMENT

The property is currently unoccupied and will be sold with vacant possession. However, it offers significant potential to be let either as a whole, for contractor, student or professional accommodation, or on a per room basis. The property was previously occupied on a company let arrangement, providing accommodation for working professionals.

Based on the current layout and room schedule, we would anticipate a gross rental income of £142,000 per annum, assuming all rooms are fully let for a full 12-month period. This reflects a potential gross yield of approximately 15.8% against the guide price of £900,000.

Please note these figures are gross, and appropriate deductions would need to be made for utilities, management and all other outgoings. Rental figures are estimates only and are not guaranteed. Prospective purchasers should make their own enquiries and satisfy themselves as to the achievable income.

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 (Junction 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

