



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

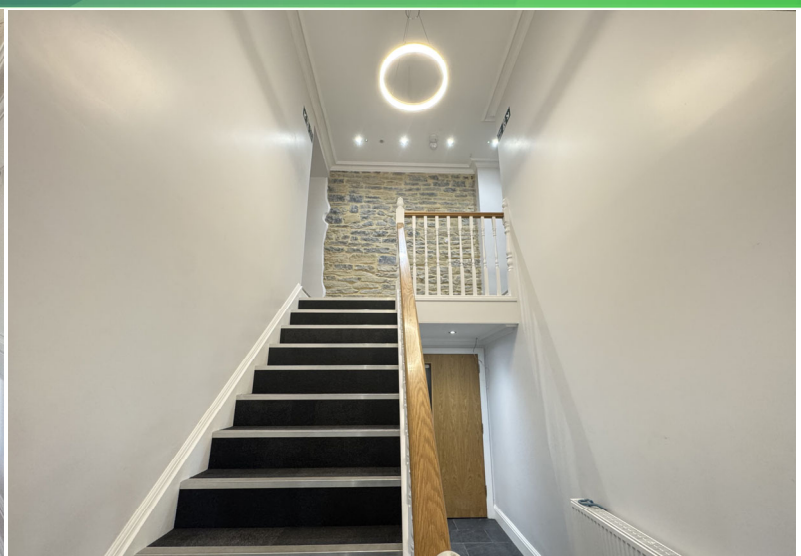
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**FOR SALE**

**Freehold Investment**

22 Bedroom Detached Hotel  
Walpole House, Walpole, Bridgwater TA6 4TF  
£1,450,000



Emma Moffatt - Commercial Sales & Lettings - 07718 563720  
Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963





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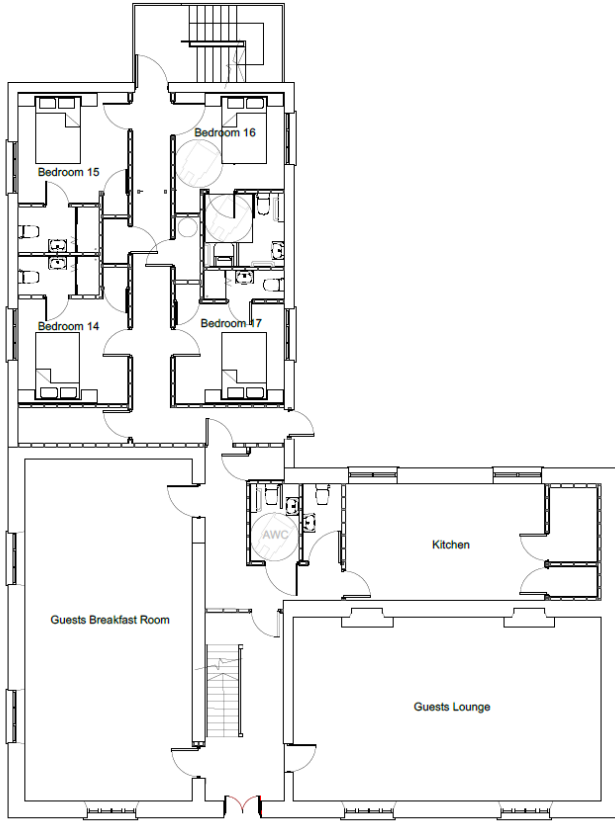
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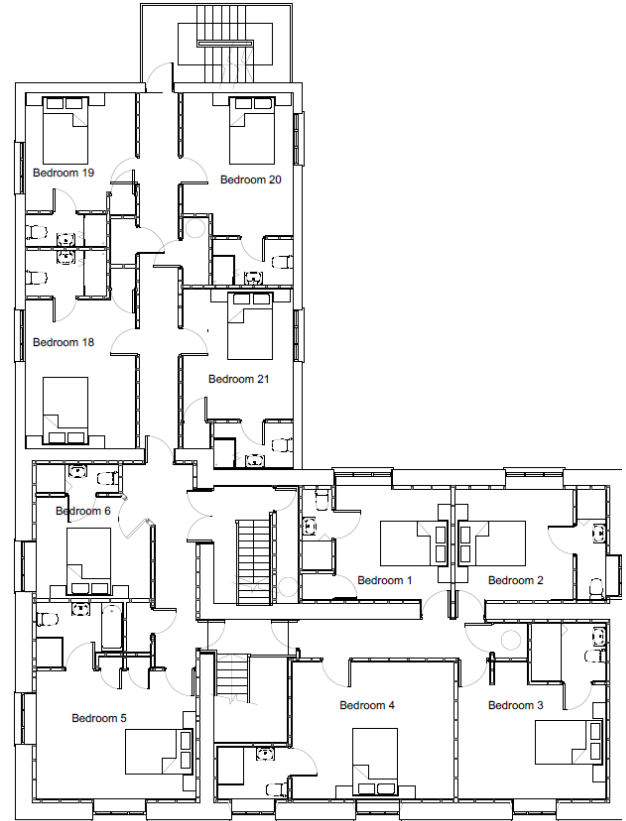
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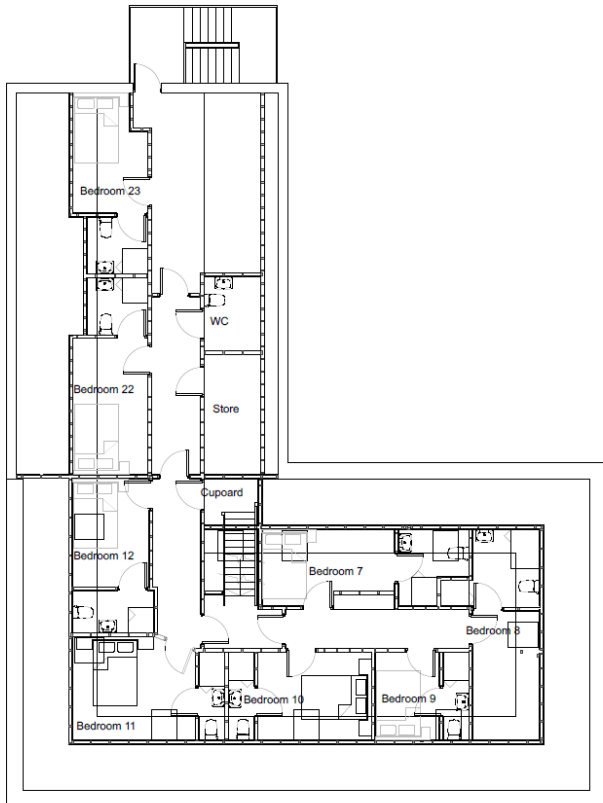
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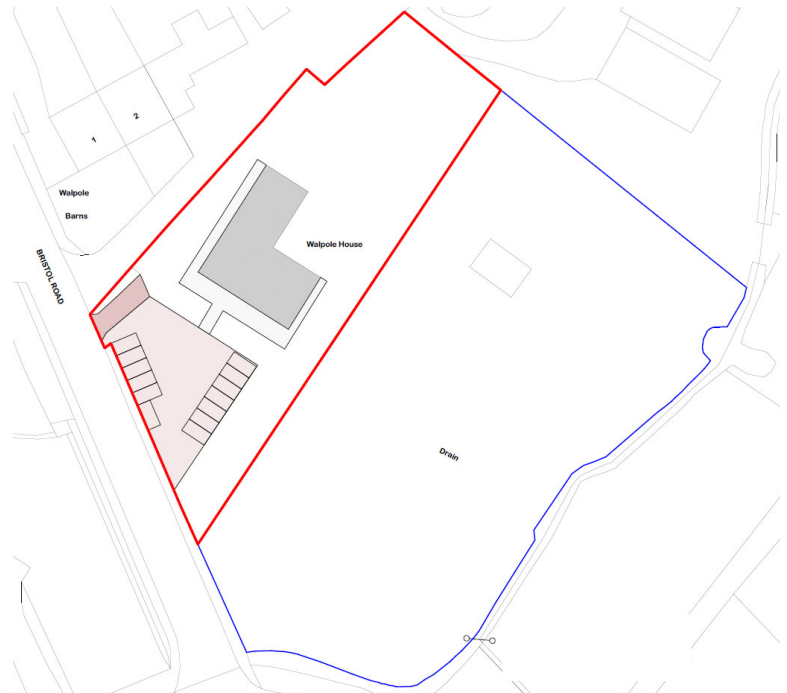
Ground Floor



First Floor



Second Floor



Existing Site Plan

## DESCRIPTION

We are delighted to offer for sale this 22-bedroom hotel/guest house, representing an excellent investment opportunity with scope for future expansion. Subject to planning consent, the premises could be extended to provide an additional 14 guest rooms.

At present, 14 bedrooms are operational, with the remaining 8 rooms capable of being brought into use following the completion of necessary works, including the installation of an external fire escape to the rear. Further details can be provided upon request.

The property occupies a site extending to 0.70 acres, as outlined in red on the plan overleaf. It benefits from direct access off Bristol Road and is conveniently located just 0.8 miles from Junction 23 of the M5 motorway.

On-site parking is currently available to the front of the property, with potential for further parking provision at both the front and rear, subject to the completion of additional groundworks.

An adjoining parcel of land extending to 1.27 acres may also be available by way of separate negotiation. Further information is available upon request.

## ACCOMMODATION

The property is split over three floors, offering the following accommodation - figures quoted on a GIA basis:

**Ground Floor** 276.99m<sup>2</sup> (2,980ft<sup>2</sup>)

Includes 4 No. bedrooms, shared kitchen, dining room and lounge facilities.

**First Floor** 276.99m<sup>2</sup> (2,980ft<sup>2</sup>)

Includes 10 No. Bedrooms

**Second Floor** 178.66m<sup>2</sup> (1,922ft<sup>2</sup>)

Includes 8 No. Bedrooms

Works to install a rear fire escape staircase would be required in order for all 22 Bedrooms to become operational.

## SERVICES

Mains electricity, gas and water are connected to the property.

Drainage is by way of a private sewage treatment plant with further upgrade works required to increase the size and capacity of the septic tank.

Telephone lines available for connection subject to BT Regulations.

*(We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.)*

## EPC

The Energy Performance rating is E45. A copy can be made available on request.

## RATES

The property currently has a rateable value of £12,000 based on the April 2023 assessment.

*Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relief from 100% to 0% where between £12,000-£15,000.*

## TENURE

The property is being offered for sale Freehold.

Sale is by way of private treaty with offers being invited on an unconditional basis.

## PRICE

We are asking £1,450,000.

## VAT

VAT is not applicable on the purchase price.

## OVERAGE

No overage provision would be in place for the sale of Walpole House relating to any future extension to the building, however, should the adjacent land be purchased by way of separate negotiation - this site would be subject to overage provisions.

## 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.

## LEGAL COSTS

Each party will be responsible for their own respective legal costs.

## ANTI MONEY LAUNDERING

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

## PLANNING

The original planning application for the site, reference 41/12/0002, sought permission for a change of use from a private dwelling to guest house/B&B accommodation, including a modest extension and remodelling of the rear roof structure.

A further planning application is currently being progressed to regularise the works undertaken to date.





Pre-application advice was previously obtained in respect of a proposed rear extension to provide 14 additional guest rooms. Although this scheme was not formally pursued, the principle of development was supported by the Local Planning Authority and may present a future opportunity to expand the business. Any such extension to Walpole House would not be subject to an overage provision.

Prospective purchasers are advised to make their own enquiries with the Local Planning Authority to confirm the suitability of the property for their intended use.

## 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 23)
-  3.2 miles north 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

