

Walpole House, Bristol Rd (A38)

Walpole, Bridgwater TA6 4TF

**Existing Hotel or Development site For Sale**

**7,825 SqFt** (726.94 SqM)

- 22 Bed Property
- Possible HMO opportunity
- 1.6 acres of development land close to Junction 23 of the M5
- Possible Care Home

**FOR SALE**

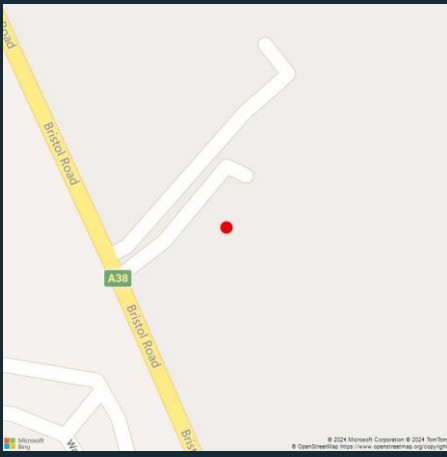


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4 Sidings Court, Doncaster DN4 5NU



## LOCATION

The subject property is well located along Bristol Road (A38), Somerset. This property is located within easy reach of local amenities (J23 of M5 services, transport links and schools). The subject property is located approximately 3.5 miles from Bridgwater town centre.

## DESCRIPTION

The available property comprises a 22 bed HMO/Hotel/B&B set in a site area of 0.5 acres alongside a potential development site of 1.6 Acres (subject to the necessary consents). Our client is currently in the process of finishing off the conversion and development of the property into a tastefully constructed hotel with 22 en-suite bedrooms. In addition to this, there is also a shared dining room, lounge/bar, a kitchen, male and female washrooms, a shower room, and a family room.

## PRICE

£1,800,000 Guide Price

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

## RATING

The adopted rateable value is not known not available or not applicable unless specified.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

The subject property comprises a 22 bed Guest house alongside a 1.6 Acre field  
Accommodation

<b>Ground</b>	2,760 SqFt (256.4 SqM)
<b>First</b>	2,760 SqFt (256.4 SqM)
<b>Second</b>	2,305 SqFt (214.13 SqM)
<b>Total</b>	<b>7,825 SqFt (726.94 SqM)</b>

## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Paul Reed  
Barnsdales - Chartered Surveyors  
Tel: 07506 297 934  
paul.reed@barnsdales.co.uk



#### Disclaimer

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