

## 15 Eastover, Bridgwater, Somerset, TA6 5AG

Auction Guide Price +++ £175,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD COMMERCIAL | 3908 Sq Ft
- DEVELOPMENT OPPORTUNITY
- SCOPE FOR MIXED USE | HMO
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A vacant Freehold DEVELOPMENT OPPORTUNITY ( 3908 Sq Ft ) in the TOWN CENTRE with scope for HIGH YIELDING MIXED USE INVESTMENT stc

# 15 Eastover, Bridgwater, Somerset, TA6 5AG

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 15 Eastover, Bridgwater, Somerset TA6 5AG

Lot Number 18

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30  
Registration Deadline is on Monday 15th September 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A large Freehold L shaped property with 3908 Sq Ft of flexible accommodation with the primary 3 storey red brick building fronting Eastover and the remaining section wrapping round with access via New Road next to the supermarket car park.  
Interested parties should note that Eastover is currently undergoing improvements under the Celebration Mile initiative as part of the government-funded Bridgwater Town Deal. This wider regeneration project is designed to enhance Bridgwater’s appeal as a vibrant economic centre, creating new opportunities for local businesses and supporting long-term growth.  
The property has been occupied by commercial tenants for many years but is now offered with vacant possession with a ground floor trading area and ancillary upper floors in the heart of the town centre.

VAT - We understand VAT is applicable.

Tenure - Freehold

EPC - D

### THE OPPORTUNITY

A large property with flexible 3908 Sq Ft accommodation now in need of modernisation offering a wide range of opportunities.  
We understand that conversion works on the upper floors commenced in January 2020 under permitted development rights before the rules changed in August 2021 (after which prior approval was needed). This could be interpreted as the works being mid conversion and would positively affect the planning status – interested parties must make their own enquiries/please refer to online legal pack.

### BREAK UP OPPORTUNITY

There is scope to split the property into 2 commercial units for both resale and rental.

### MIXED USE | HMO | £55k pa

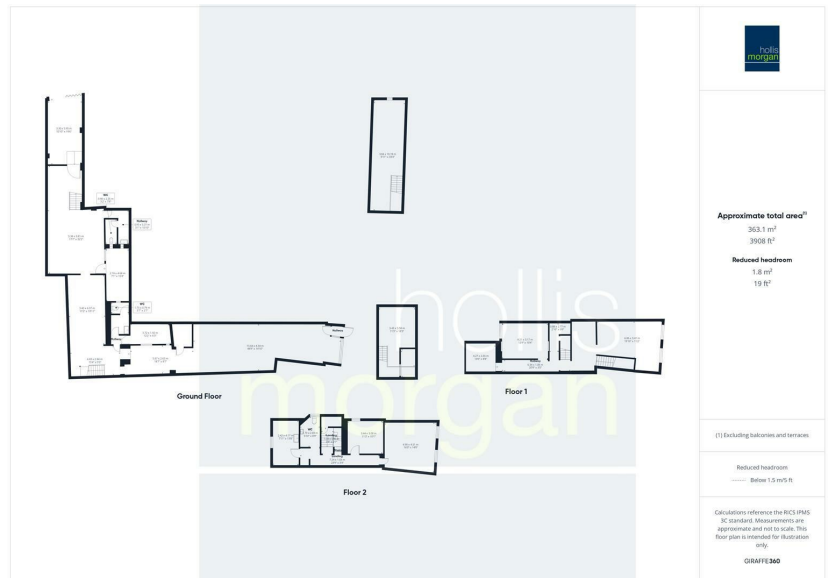
There is scope to create a high yielding mixed use investment property comprising 1 or 2 retail units and either flats or an HMO across the upper floors.

Please note the upper floors to the Eastover Building already have independent access.

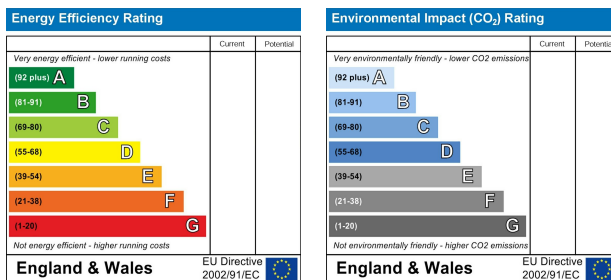
There is scope to create a 5 bedroom HMO with potential for £600 pcm (£36,000 pa) plus income for the retail unit(s) with potential for a total income of circa £55,000 pa.

All above subject to gaining the necessary consents.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.