



85 High Street, Barnstaple, EX31 1HR

By Auction £446,000

A fully occupied and licensed 11-bedroom town centre HMO generating £77,340 per annum and offering an impressive gross yield of approximately 17.3% at the £446,000 guide price. Fully occupied as of 21st August 2026.

Description

For sale by conditional online auction, ending 25th September 2026. An exceptional town centre investment opportunity comprising a fully licensed 11-bedroom HMO producing a current gross rental income of £77,340 per annum, equating to an impressive gross yield of approximately 17.3% at the guide price of £446,000.

Occupying a prominent position in the heart of Barnstaple town centre, the property was comprehensively developed less than four years ago and provides well-presented, purpose-designed HMO accommodation arranged across the first and second floors.

The property comprises 11 individual letting rooms, together with two communal kitchen/dining areas and extensive shower and WC facilities. Presented in excellent order throughout, the property is offered furnished with the existing fixtures, fittings and equipment included within the sale, providing an attractive opportunity for an investor looking to acquire an established, high-yielding HMO with limited immediate capital expenditure required.

With all 11 rooms producing a combined rental income of £6,445 per calendar month / £77,340 per annum, the property offers a particularly compelling return for investors seeking a substantial income-producing asset in one of North Devon's principal employment and commercial centres.

The property is held on a 130-year lease from 2020, providing a substantial remaining lease term.

SITUATION

Barnstaple is the principal commercial and administrative centre for North Devon and serves a substantial surrounding population, offering an extensive range of retail, leisure, employment and transport facilities.

The town is also home to North Devon District Hospital, one of the area's largest employers, helping to generate consistent demand for good-quality accommodation from medical professionals, hospital employees and other working tenants.

Barnstaple has a largely unopposed retail catchment population of more than 50,000 people within approximately five miles and remains the key regional centre for North and Mid Devon.

LOCATION

The property occupies a highly prominent town centre corner position at the junction of High Street and Cross Street, placing tenants within immediate

walking distance of Barnstaple's shops, amenities, restaurants, cafés and transport links.

Nearby occupiers and amenities include Marks & Spencer, Tesco, Caffè Nero, cafés, bars, restaurants and takeaways, while the town's bus and railway stations are also readily accessible.

Its central location, together with excellent access to major local employers and everyday amenities, makes the property particularly well positioned for continued demand within the HMO rental market.

ACCOMMODATION

First Floor

Five letting rooms
Communal kitchen/dining room
Shower room with WC
Additional shower room
Separate WC

Second Floor

Six letting rooms
Communal kitchen/dining room
Two shower rooms with WCs
Two further separate WCs

INVESTMENT SUMMARY

Guide Price: £446,000
Current Monthly Rental Income: £6,445
Current Gross Annual Rental Income: £77,340
Gross Yield: Approximately 17.3%
All 11 rooms occupied as at 21 August 2026
Tenure: Leasehold – 130 years from 2020
HMO Licence: Fully licensed
Peppercorn ground rent

Photography Note: Some marketing photographs have been digitally enhanced or edited for presentation purposes. Original, unedited photographs are available upon request.

Further Information

†Conditional auction

If the reserve is met or exceeded and the auction timer reaches zero, an exclusivity period begins in relation to that property. The successful bidder is contractually required to exchange on the property on or before the expiry of 20 working days from the end of the auction (unless otherwise stated in the "Legal Docs" section in the listing above). All properties sold by conditional auction are sold subject to a reservation fee which is clearly stated in the terms and conditions attached to the property and in the bidding box before a bid is placed. The

reservation fee is payable in addition to the final purchase price and is received on a non-refundable basis, subject to the terms of the Reservation Agreement. To ensure that the successful bidder proceeds, the winning buyer is automatically charged a reservation fee and agrees prior to making their bid, to pay any outstanding amount of the property reservation fee immediately at the end of the auction. The auctioneer will be authorised to sign the reservation agreement on both the buyer's and seller's behalf. If by the seller's act, exchange does not occur on or before the expiry of 20 working days from the end of the auction (unless otherwise stated in the "Legal Docs" section in the listing above), the reservation fee shall be fully refunded to the buyer. If the buyer fails to exchange on or before the expiry of 20 working days from the end of the auction (unless otherwise stated in the "Legal Docs" section in the listing above), they will forfeit the full amount of the reservation fee. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

* Pricing Information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo PropTech and Collyers Properties shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Refreshing the Page

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

Disclaimer

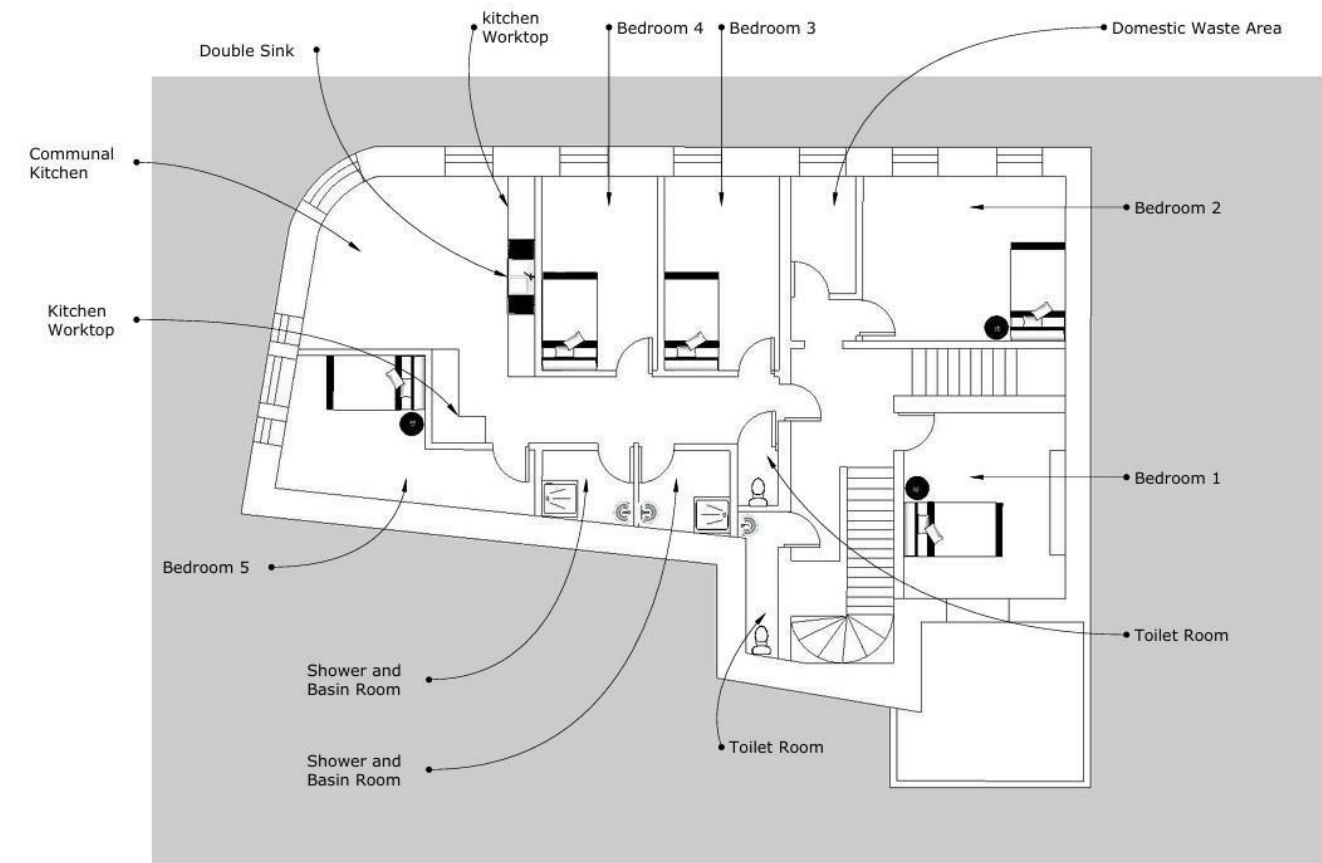
All information relating to this property, including descriptions, pictures and other related information has been provided by Collyers Properties. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo PropTech or any individual in employment with Bamboo PropTech makes any warranty as to the accuracy or completeness of any of the property information.

These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.

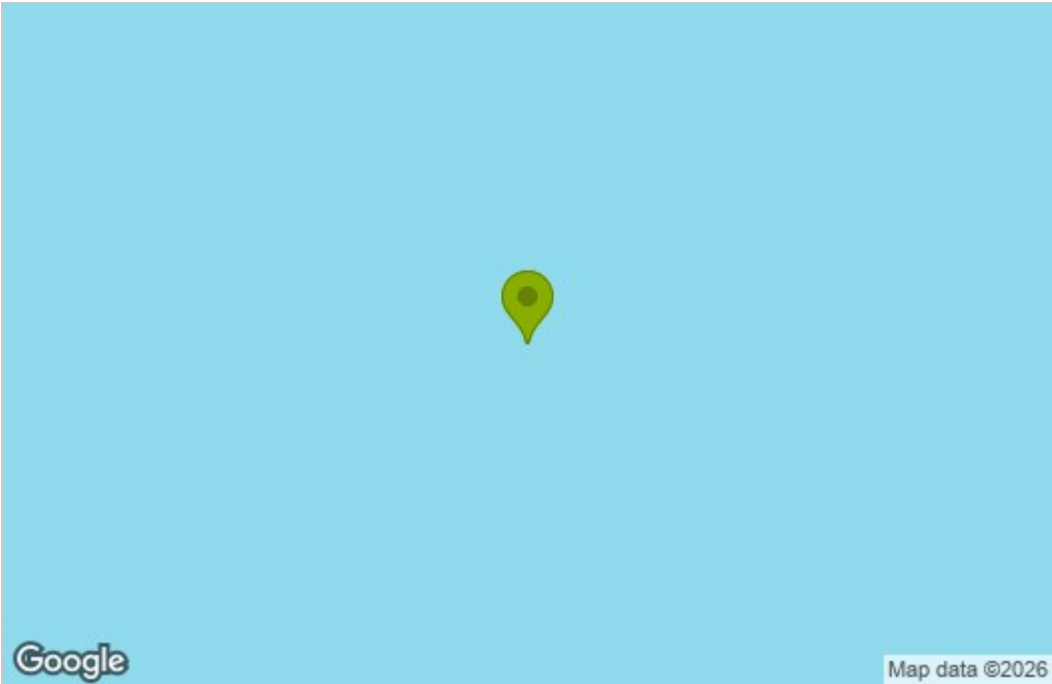
Pursuant to the Auctioneer Act 1845, this auction is being conducted by the auctioneer stated above. All participants in this online auction shall note that both the Auctions (Bidding Agreements) Act 1927 and 1969 shall apply.

Where stated in the bid box above, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

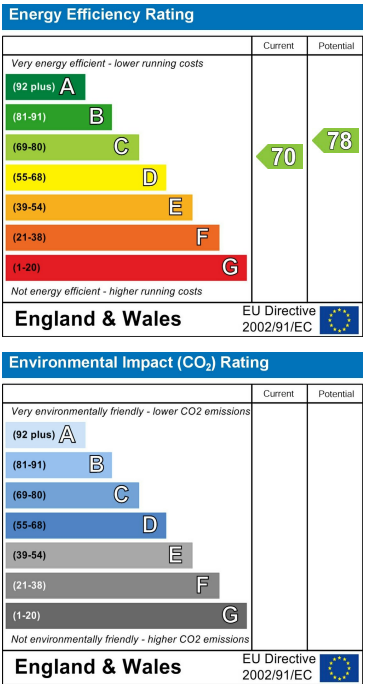
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.