Collyers
PROPERTIES









85 High Street, Barnstaple, EX31 1HR

£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

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

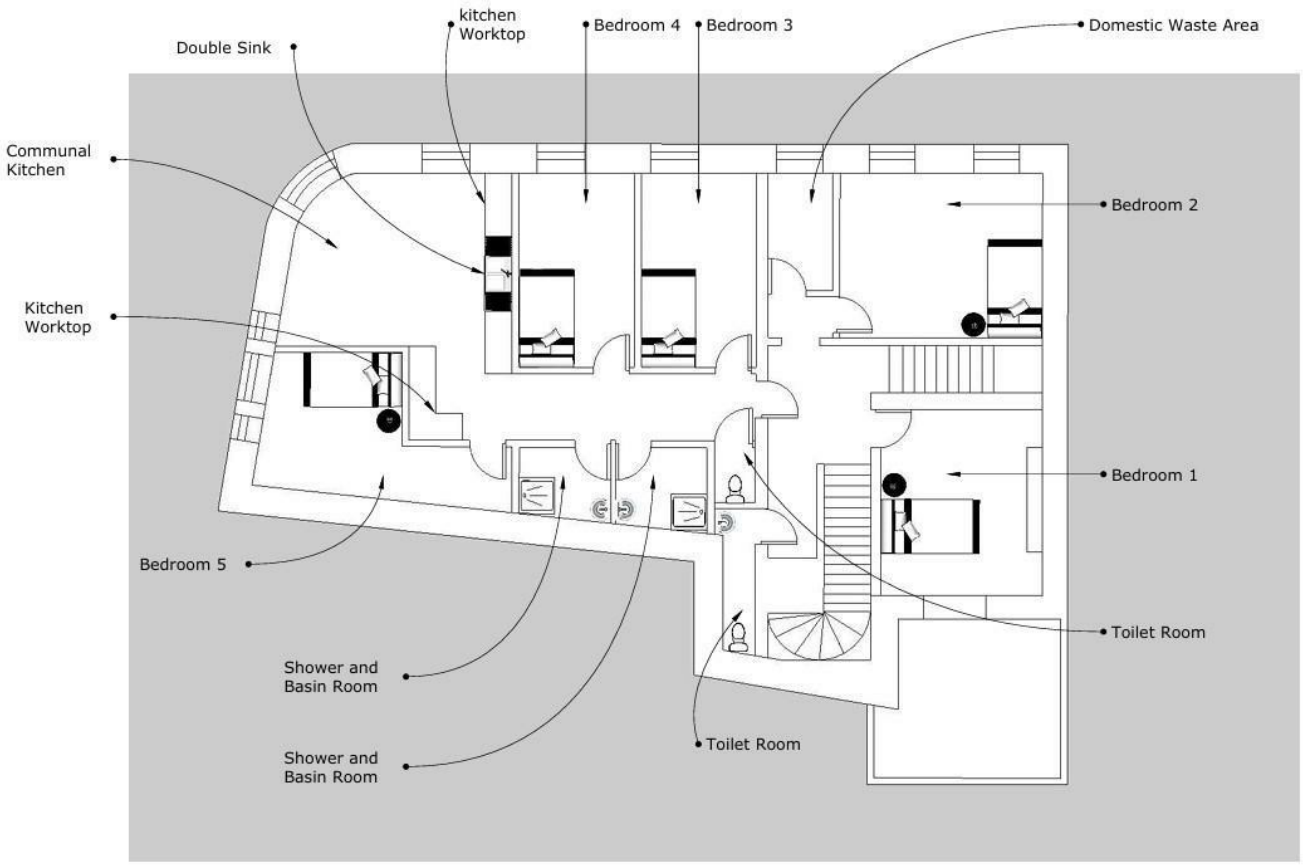
Six letting rooms
Communal kitchen/dining room
Two shower rooms with WCs
Two further separate WCs

INVESTMENT SUMMARY

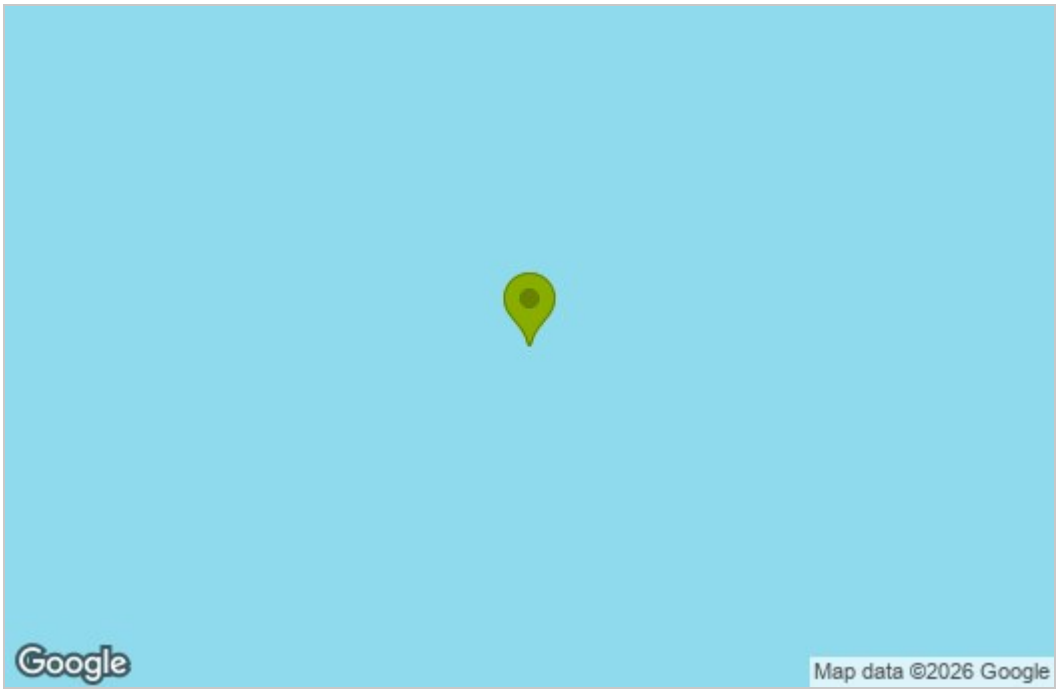
Guide Price: £446,000
Current Monthly Rental Income: £6,445
Current Gross Annual Rental Income: £77,340
Gross Yield: Approximately 17.3%
All 11 rooms occupied as at 21 August 2026
Tenure: Leasehold – 130 years from 2020
HMO Licence: Fully licensed
Peppercorn ground rent

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

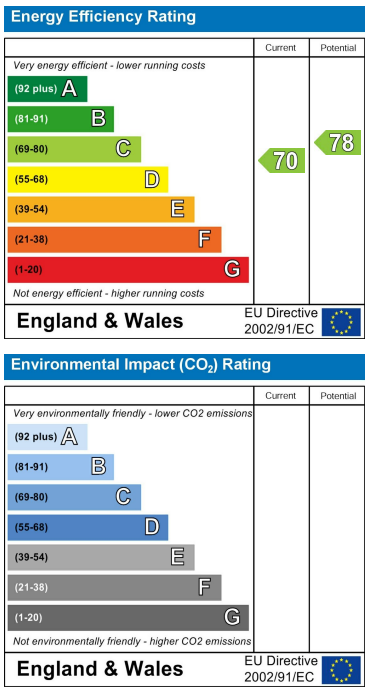
Floor Plan



Area Map



Energy Efficiency Graph



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