



Town Centre Location

Let to Superdrug Stores Plc

Rent: £22,500pa – fixed uplift to £25,000pa in December 2028

Expiry: 24th December 2030

Price: O/O £325,000

Location

Bridgwater is a historic market town in Somerset, South West England, situated on the edge of the Somerset Levels at the confluence of the River Parrett. The town benefits from excellent connectivity via the M5 motorway (between junctions 23 and 24), the Bristol–Exeter main railway line, and the Bridgwater and Taunton Canal. It has seen growth linked to nearby major projects such as Hinkley Point C nuclear power station. The town population equates approximately 41,276 making it one of the larger towns in Somerset.

Bridgwater functions as a standalone market town with a primary catchment (immediate urban area and surrounding parishes) of roughly 45,000 people. Its broader functional catchment—for retail, employment, services, and commuting—extends to include nearby areas in Sedgemoor district and parts of Somerset, drawing from a population of around 100,000+ within a 15–20 mile radius (including towns like Burnham-on-Sea and Highbridge).

Accommodation

The property comprises a 3 storey commercial development situated on the main thoroughfare of Bridgwater. The property offers a substantial glazed frontage with open plan retailing space at ground floor presented in Superdrug's corporate specifications. The upper floors provide stores, staff w.c and tea prep facilities and office space.

The premises extend to the following approximate areas:

Ground Floor: 4,645 sq ft / 431.52 sqm
First Floor: 4,564 sq ft / 424.0 sqm
Second Floor: 872 sq ft / 81.0 sqm

Tenancy

Let to Superdrug Stores Plc on a 5 year lease from 25th December 2025, expiring 24th December 2030 at an initial rent of £22,500 pa. The lease provides for a fixed rental increase to £25,000 pa at the third anniversary (25th December 2028). There is a break option on 31 January 2029 subject to 6 months written notice.

Superdrug Stores Plc for the year ending December 2024:

D&B Rating: 5A1
Revenue: £1,634,452,000
Pre-tax profit: £136,826,000
Tangible net worth: £299,062,000

Price

Offers over £325,000

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



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Viewing strictly by appointment with BRITTON PROPERTY -

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