SHOP TO LET

42 FORE STREET BRIDGWATER TA6 3NG

brasier freeth



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Class E Opportunity
TO LET



LOCATION

Bridgwater is an established market town in Somerset, situated approximately 10 miles north-east of Taunton and 33 miles south-west of Bristol. The town benefits from excellent road communications, with Junctions 23 and 24 of the M5 motorways providing access to the wider motorway network. Bridgwater is also served by a mainline railway station providing connections to Bristol, Taunton and Exeter.

The subject property occupies a prominent position on Fore Street, the principal pedestrianised retail thoroughfare within Bridgwater town centre, benefiting from pedestrian footfall and proximity to the town's main shopping facilities. Notable nearby occupiers include Boots, Sports Direct, Coffee #1 and Costa amongst several other national and independent occupiers.

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DESCRIPTION

The property comprises a retail premises arranged over ground floor with ancillary accommodations on the 1st and 2nd floors including staff rooms, WC's and storage rooms.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	140.70	1,514
First Floor	56.10	604
Second Floor	46.80	50
TOTAL	**243.60**	**2,168**

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TERMS

The premises is available on a new lease, on terms to be agreed.

RENT

£30,000 per annum exclusive.

EPC

Further details available upon request. C – 54.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £24,750.

For rates payable please refer to the Local Charging Authority, Somerset Council – 0300 123 2224.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds or the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.