

# Retail, High Street Retail, Retail - In Town FOR SALE

**TSA** Property Consultants



## 19 Fore Street, Bridgwater, TA6 3NH

Town Centre Superdrug Investment Passing £22,500p.a. Fixed Inc to £28,000p.a. In 2028 Expiring 2030

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	10,081 sq ft / 936.56 sq m
<b>Price</b>	Offers in excess of £325,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Town Centre Location
- Over 10,000sq ft
- Expiry December 2030
- Sale: o/o £325,000
- Full Building
- Held on F.R.I Lease To Superdrug
- Passing £22,500p.a.x. (Fixed increase to £25k p.a.x in 2028)

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## Summary

<b>Available Size</b>	10,081 sq ft
<b>Price</b>	Offers in excess of £325,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable. Transfer of a Going Concern
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

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.

## Area

Ground - 431.52 sq m (4,645 sq ft)

First - 424.00 sq m (4,564 sq ft)

Second - 81.00 sq m (872 sq ft)

Total - 936.52 sq m (10,081 sq ft)

## Lease Summary

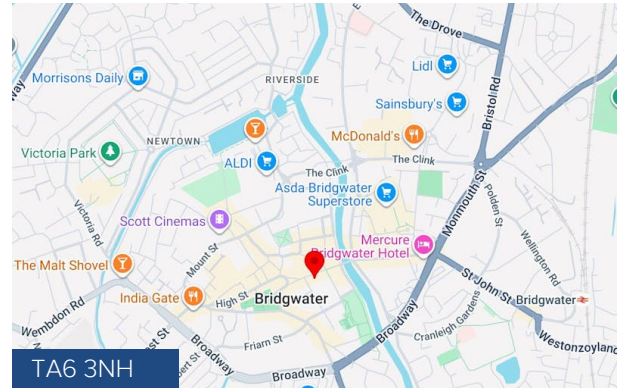
Let to Superdrug Stores Plc on a 5 year lease from 25th December 2025, expiring 24th December 2030 at an initial rent of £22,500 pa. The lease provides for a fixed rental increase to £25,000 pa at the third anniversary (25th December 2028). There is a break option on 31 January 2029 subject to 6 months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

Superdrug is one of the UK's leading health and beauty retailers, operating approximately 780 stores across the UK and Ireland (of which around 747 are in the United Kingdom). The company employs an estimated 13,000 to 14,000 staff nationwide and generated an annual turnover of £1.634 billion in the financial year ended December 2024, representing a 7% increase on the previous year, with pre-tax profits of £136.8 million. As the second-largest health and beauty chain in the UK behind Boots, Superdrug continues its expansion strategy with plans to open an additional 30 stores in 2026 and remains a key subsidiary of the AS Watson Group.

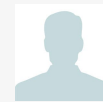
## Location

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. It serves as a key industrial and trading centre with a long history as an inland port, and is famous for its annual Bridgwater Guy Fawkes Carnival (one of the largest illuminated carnivals in Europe). 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.



## Viewing & Further Information



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# TSA

Property Consultants

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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).

Bridgwater combines industrial heritage with ongoing regeneration, including plans for low-carbon developments on former sites like the old Royal Ordnance Factory.



## Superdrug, 19 Fore Street, Bridgwater, Somerset, TA6 3NH

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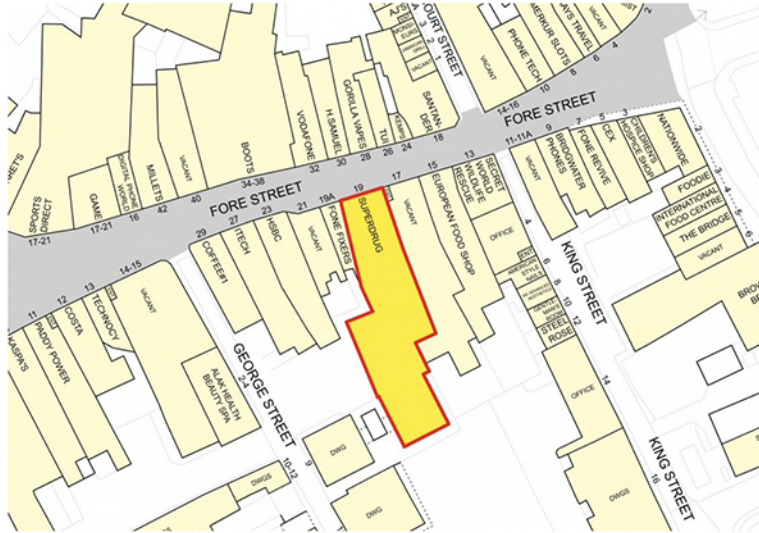
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### PROPERTY

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### SALE

The property is available on a freehold investment basis for o/o £325,000

### V.A.T

The vendor has opted to waive their option to tax, as such the transaction will be treated as a Transfer of a Going Concern (ToGC). Further information available on request.

### LEGAL

Each party shall bear their own legal costs incurred in the transaction

### VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.