

# GREAT ESCAPE

6 CLARE ST, BRIDGWATER, TA6 3EN

**FREEHOLD PUBLIC HOUSE FOR SALE**



savills

## HIGHLIGHTS INCLUDE:

- Prominent public house near Bridgwater High Street
- Property arranged over two levels: ground and first floor
- Site extending to 0.147 acres
- Well-sized trade garden with covered smoking solutions
- Development potential (STP)
- Potential for a variety of uses (STP)
- Guide price of £395,000 plus VAT

## LOCATION

Bridgwater is a historic market town and civil parish in Somerset, South West England on the edge of the Somerset levels. Situated approximately 11 miles (17.7 km) to the north of Taunton and 18 miles (30 km) to the south of Weston-Super-Mare. The town benefits from convenient access to the M5 and the A38 and sufficient public transport links including Bridgwater railway station.

The Great Escape occupies a corner position situated closely to the busy Bridgwater High Street, which benefits from high foot traffic and visibility. Closeby is the Angel Place shopping centre which offers a range of retailers, independent shops and cafes.

Bridgwater offers a large range of amenities including supermarkets, restaurants and leisure facilities. The town has seen extensive both residential and commercial growth in recent years. Notably, known for Bridgwater Carnival, a 1.7 mile carnival and fairground which attracts over 100,000 visitors annually.

## DESCRIPTION

The property is a two-storey building arranged over ground and first floors. The building features painted rendered elevations beneath a pitched clay tiled roof with mixed glazed fenestration.

## LINKS

[LOCATION MAP](#)

[GOOGLE STREET VIEW](#)


## ACCOMMODATION

**Ground Floor** The ground floor which is open plan benefits from a central bar servery, with loose tables and chairs across the ground and upper ground floor for 60 customers. To the rear is a commercial kitchen, pot wash area and WC facilities. The property benefits from suspended wooden beams and intimate lighting throughout the ground floor, creating an ambience which is suitable for a dry led venue.

**First Floor** On the first floor there is a double bedroom, two single bedrooms, kitchen, bathroom and boiler that serves the building. Additionally, there is a large room currently used as a lounge with scope to be utilised as private accommodation

**Externally** Externally, there is an outdoor trade area for approximately 80 covers with booths and loose tables. Additionally, two integrated smoking solutions with loose chairs for 15 customers. This property does not have dedicated parking facilities but is adjacent to restricted on-street parking.

## TENURE

The property is held freehold (Title Number ST168947).

## PLANNING

The site falls under the sui generis public house consent class. The property is Grade II Listed (ref: 1039711) and is situated in the Bridgwater Central Area & Dock Conservation area.



## VAT

VAT is applicable at the appropriate rate.

## RATEABLE VALUE

2026-£8,800

## EPC

C-75.

## TERMS

Offers in the region of £395,000 for the freehold interest, with Vacant possession.

## FIXTURES & FITTINGS

The sale of the property may include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

No inventory schedule will be provided and instead all items left on the day of completion will be included.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



## VIEWS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

## CONTACT

### Samuel Hart

07812 425097

samuel.hart@savills.com

### Adam Bullas

07812 965395

abullas@savills.com

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