

Bridgnorth: Town Centre Audit Analysis, 2025



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Introduction

An audit of businesses operating in Bridgnorth's main shopping streets was undertaken in September 2025 as part of a longitudinal research study reviewing the vibrancy of Shropshire's main market towns and key settlements. Bridgnorth centre was first audited in May 2019 and then again in September every year between 2020 and 2025. The objective of these audits is to provide a snapshot of the vitality of the town by investigating:

- The range and diversity of the retail offer
- The number and types of non-retail businesses operating
- The number and location of vacant properties
- The level of business churn—how many businesses are closing and opening each year
- Distinctive characteristics within the town, for example a strong tourism offer or a high penetration of “low end” traders
- The amount, location and type of domestic residences in the centre of the town

The research also aims to monitor change over time. The functionality of the High Street has been changing for some time, with internet shopping a key factor that has impacted. In September 2025 27.2% of all retail sales were attributable to on-line purchases. Through 2020 and 2021 the coronavirus pandemic posed additional challenges to High Street businesses. The 2020 audits for all towns took place in September, following the first national lockdown. Non-essential retail and hospitality businesses were able to trade at this time (albeit with strict social distancing measures in place). The 2021 audits also took place when High Street businesses were able to trade. By 2022 High Streets were trading normally with no Covid-19 restrictions, but the cost of living crisis was gathering pace. Inflation was elevated in 2023, which also impacted people's spending power. Inflation has since fallen significantly, albeit still above the Bank of England target, but interest rates are comparatively high and economic confidence remains low.

Key Findings

- 250 commercial units, occupying approximately 35,100m² gross floor space.
- Amongst the largest centres in Shropshire, accounting for almost one in ten of all Shropshire High Street traders. Of the tier two towns, it is the second largest behind Oswestry, but has only 15 more commercial outlets than Ludlow.
- Bridgnorth has a higher than average number of stores per head of population at a rate of 21 units per 1,000 population (average 13 for Shropshire).
- Average store size 140m²—close to the Shropshire average (147m²).
- 356 residential premises in the main shopping area, giving a ratio of 0.7:1 commercial versus residential properties.
- Bridgnorth had a 10.8% business churn rate between 2024 and 2025. This compares with 14% in 2024, 15% in 2023, 14% in 2022, 11% in 2020 and 19% in 2019. Since 2019, churn has been higher in Bridgnorth than in any Shropshire towns except Market Drayton, Cleobury Mortimer, Whitchurch and Ellesmere. In 2025, however, the churn level was slightly lower than the Shropshire average (13%).
- 13% of all commercial premises were vacant in 2025 which is above the average for Shropshire (11%). Although it represents a marginal decrease over the previous year (down to 32 units from 33) it is still a fivefold increase since 2019. Of the tier two towns, only Market Drayton had a higher vacancy rate than Bridgnorth in 2025.
- Comparison retail accounts for the largest share of business premises, although the sector has contracted since 2019. Despite this, comparison continues to represent a similar proportion of commercial units to the Shropshire average (both 27%).
- Tourism businesses are also well-represented, with much of the comparison retail offer also adding to Bridgnorth's appeal as a tourism destination. Only Broseley, Bishop's Castle and Much Wenlock supported a higher proportion of tourism businesses in 2025.
- For the size of the town, finance, professional and business service providers are under-represented, accounting for just 6% of units (8% on average across Shropshire). This proportion is lower than anywhere else except Highley, Albrighton, Cleobury Mortimer and Whitchurch.

Methodology Statement

Only the main retail centre of the town was surveyed, as shown on Map 4.

Both retail and non-retail businesses will be operating in other parts of the town.

All commercial premises within the defined area were audited, and classified as:

- Comparison Retail—defined as stores selling non-food/drink/tobacco products
- Convenience Retail—defined as stores selling food/drink/tobacco products
- Retail Service— defined as stores selling a service rather than a product, such as hair dressers or travel agents
- Financial & Business Services — for example, banks, solicitors, accountants, estate agents
- Health - including dentists, health centres, GP practices, alternative therapies
- Restaurants & Takeaways—including cafés and tea rooms
- Tourism & Leisure—hotels and public houses/bars as well as visitor attractions and cultural assets
- Education & Community Facilities—including schools, colleges, libraries, community centres
- Other Non-Retail
- Vacant

Gross floor space was matched to each premise using OS Master Map. It should be noted, that where two outlets shared the same premise (as shown on Master Map) an assumption was made that both occupied the same amount of floor space. For multi-storey buildings occupied by multiple businesses, it is assumed that all floors have the same gross space. Unless it is clear that a single business occupies more than one floor of a building, it has been assumed that it occupies only one floor. This means that in some cases, gross floor space may be under-estimated as some traders use upper floors for storage. No estimate relating to net floor space has been made.

Businesses occupying above ground floor level premises have only been included in this audit if their presence is clear from street level (by door signs or external hoardings for example). It is likely, therefore, that some non-consumer businesses operating in the area may have been missed.

Premises are assumed to have changed hands if their name or function has changed since the 2024 audit. In some cases though, ownership may be unchanged but the business has been rebranded or renamed.

An estimate of the number of domestic residences in the main retail centre has been made using OS LPI using all residential classification codes.

Retail Centre Hierarchy

Town centres represent important employment, entertainment and shopping hubs for their local population and hinterland. They also represent an important component of the visitor economy.

However, not all centres have comparable functions. Larger centres tend to attract workers and shoppers from much further afield than smaller centres, and consequently offer a much greater volume and variety of retail trade and consumer and business services.

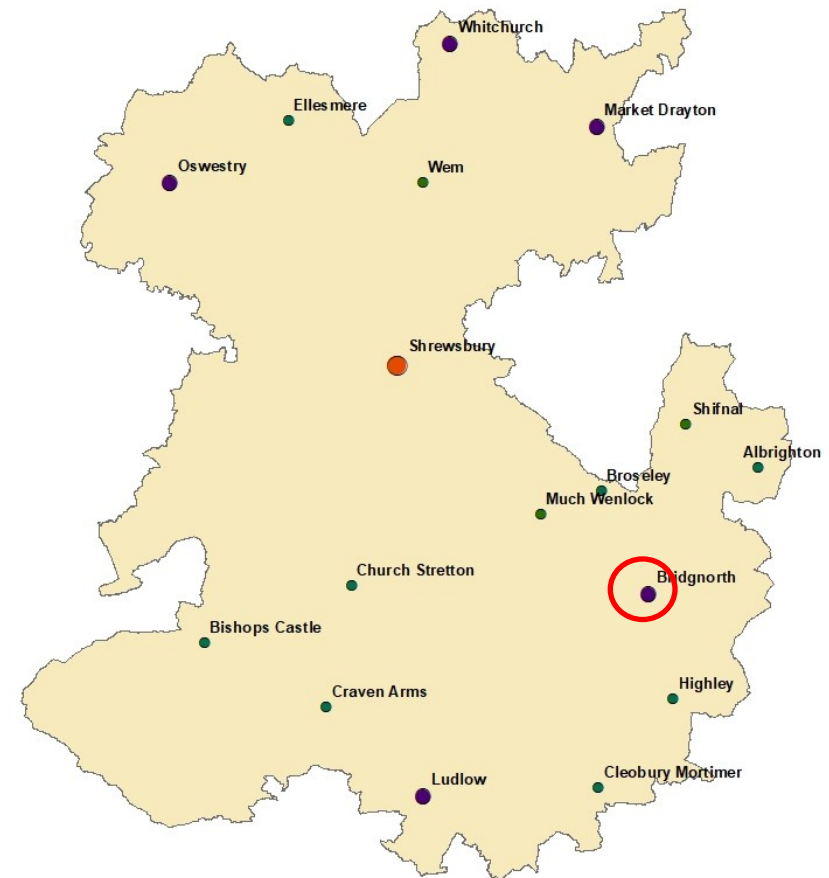
In order to benchmark Shropshire towns against each other in an appropriate manner, the following hierarchy has been adopted:

Tier 1: Shrewsbury

Tier 2: **Bridgnorth**
Ludlow
Oswestry
Market Drayton
Whitchurch

Tier 3: Albrighton
Bishops Castle
Broseley
Church Stretton
Cleobury Mortimer
Craven Arms
Ellesmere
Highley
Much Wenlock
Shifnal
Wem

Map 1: Shropshire's Main Retail Centres



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Bridgnorth is amongst the largest retail centres in Shropshire. It is smaller than Oswestry, around the same size as Ludlow and notably larger than either Market Drayton or Whitchurch.

About Bridgnorth

Bridgnorth is located in the south east of Shropshire close to the border with Telford & Wrekin, Wolverhampton and Worcestershire. The River Severn divides the town into High Town and Low Town, each linked by ancient donkey steps and the Bridgnorth Cliff Railway. The Railway opened in 1892 and is the steepest inland funicular in England. Today the town has a population of 11,700 (2024 ONS mid-year estimates) and 5,563 households (2021 Census). The town's population has declined by almost 1% since 2021. It is the fourth largest town in the county behind Shrewsbury, Oswestry and Market Drayton.

Bridgnorth is on the A458 which links west to Shrewsbury (22 miles) and east to Stourbridge (16 miles) and towards Birmingham (29 miles). The A442 heads north to Telford (12 miles) and south to Kidderminster (15 miles). The A454 provides a direct link east to Wolverhampton (14 miles). Bridgnorth is not located on the main railway network. The Severn Valley Steam Railway does provide services to Kidderminster where connections can be made to mainline services, although its function is primarily leisure/tourism. The nearest mainline railway station is in Shifnal (11 miles) which provides connections to Shrewsbury and Wolverhampton. The total population within a 10 mile radius is approximately 145,500.

Bridgnorth is an important employment hub, fifth in size in Shropshire to Shrewsbury, Oswestry, Market Drayton and Ludlow. It provides approximately 4,100 jobs across the town council area (*ONS Business Register and Employment Survey, 2024*). Key sectors include:

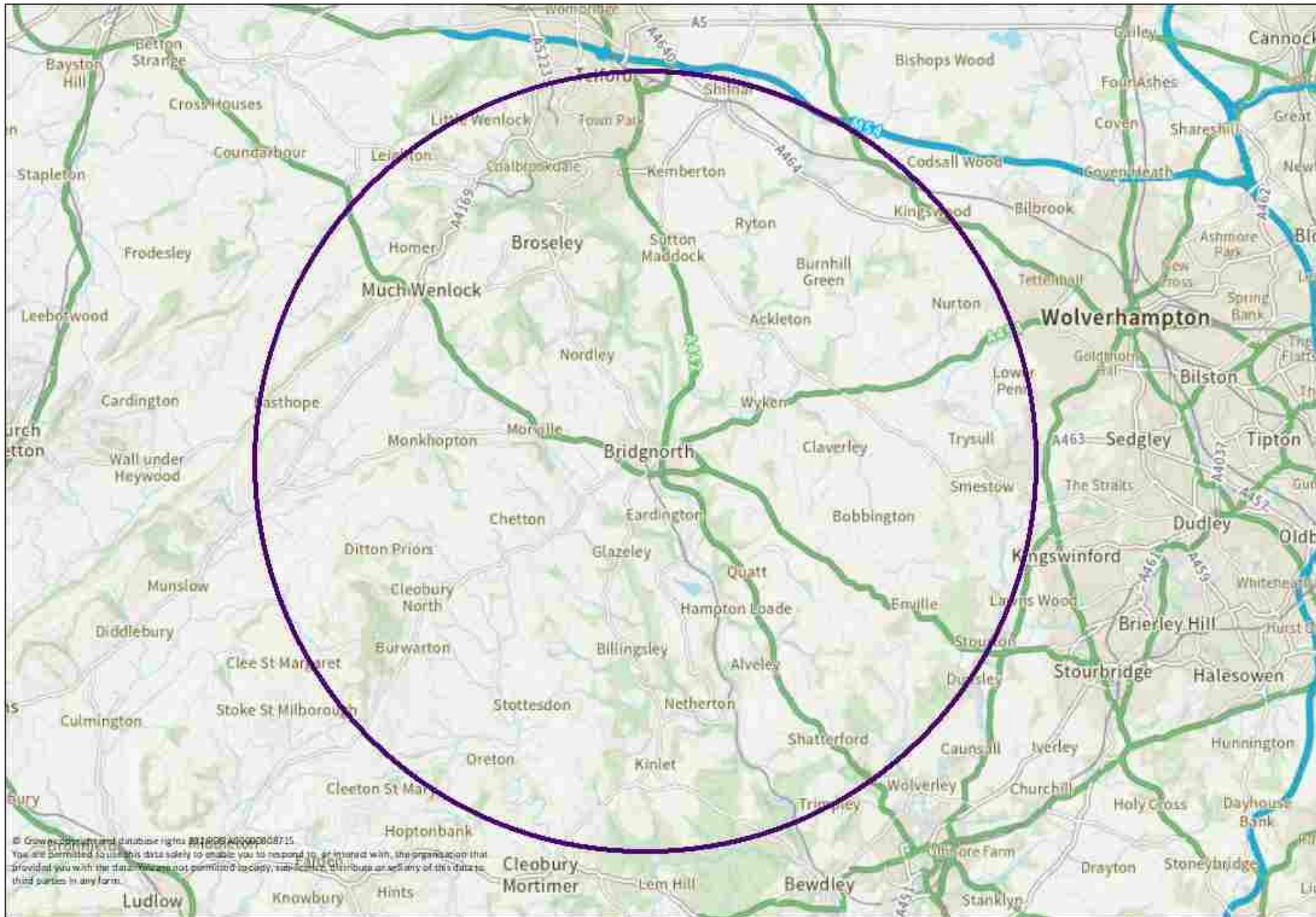
- Retail (14.5% of jobs)
- Accommodation & Food Services (13.9% of jobs)
- Manufacturing (11.1% of jobs)
- Health (10.3% of jobs)
- Education (8.0% of jobs)

Overall, Bridgnorth town council area (depicted on Map 3) covers an area of 1,069 hectares. The main shopping area (depicted on Map 4) is much smaller than this, at around 11 hectares. This is nonetheless notably larger than the main shopping areas in Market Drayton or Whitchurch, albeit smaller than Oswestry.

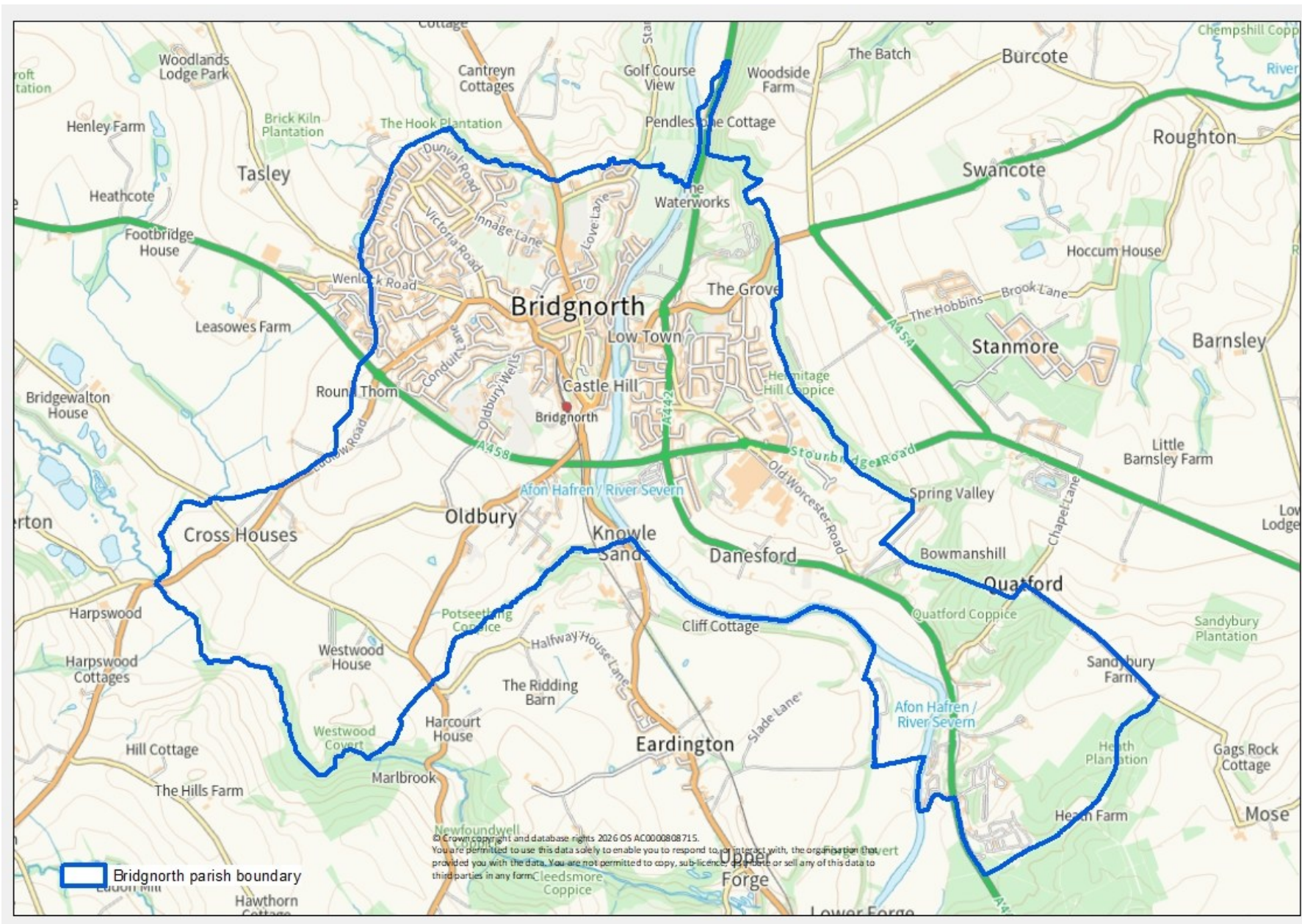
Today Bridgnorth town is an attractive market town with a mix of independent stores, many pubs and places to eat. Bridgnorth was named the winner of the Great British High Street in 2016 for large market towns. The Charter Market is held under the town hall with other pitches along the High Street; this takes place every Friday and Saturday. The town has a strong tourism offer, and is a popular destination for holiday makers and day trippers, especially from the West Midlands conurbation.

Given its relative proximity, Telford is a popular alternative shopping destination for Bridgnorth residents.

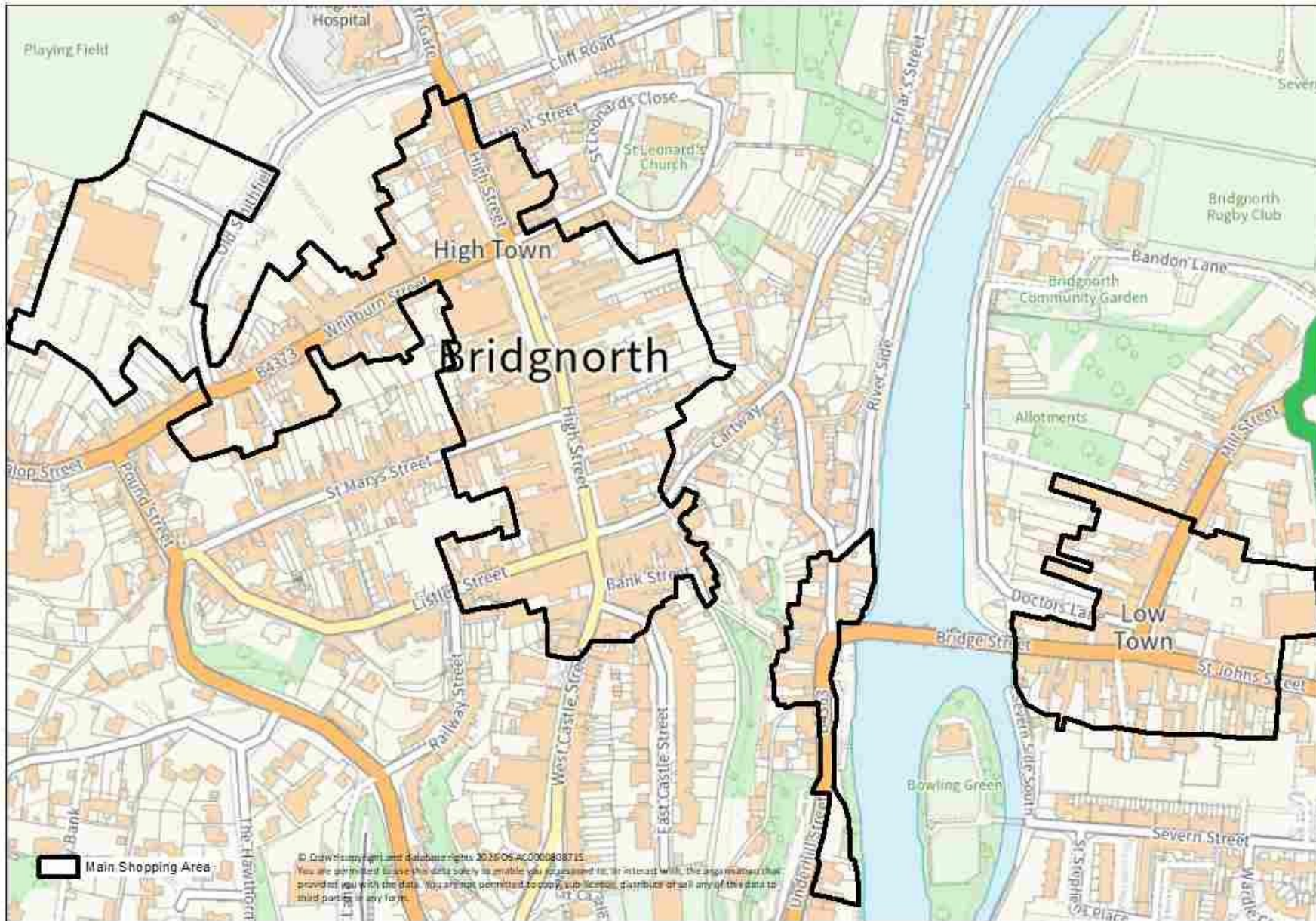
Map 2: Location of Bridgnorth showing 10 mile radius



Map 3: Bridgnorth Town Council



Map 4: Main Retail Shopping Area and Survey Boundary



Key Results

There are a total of 250 business premises within the Bridgnorth survey area. The town is split into High and Low Town, with the retail offer primarily based in High Town. In area terms, High Town covers approximately 9 hectares and Low Town 2 hectares. Across the two locations, commercial units account for over 35,100m² of gross floor space. The average store size is 140m².

210 commercial operators are based in High Town against 40 that are located in Low Town. The latter command a higher average size (197m² against 130m²) and as such account for a higher share of gross floor space than they do of units.

Chart 1: Breakdown of Units and Floor Space by High/Low Town, 2025

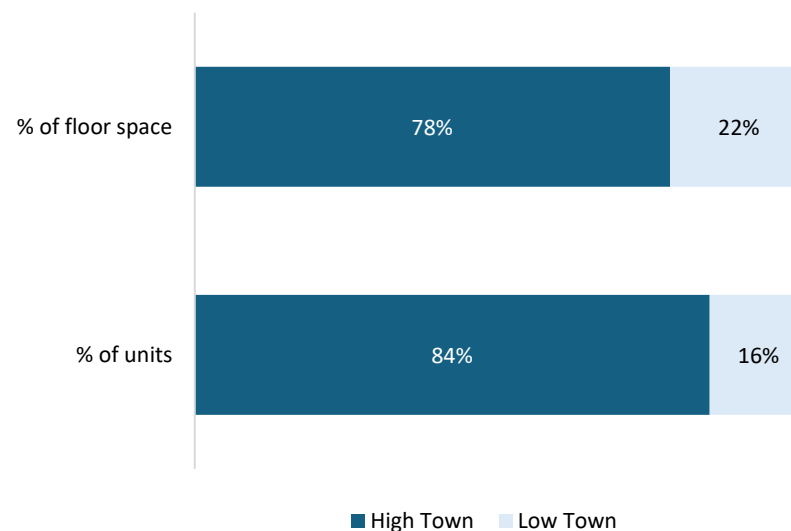


Chart 2: Location of Businesses Operating in Bridgnorth, 2024

Location	% of units	% of floor space
High Street	36%	38%
Whitburn Street	21%	22%
Listley Street	6%	3%
Mill Street	6%	10%
Bridge Street	4%	4%
Other	28%	23%

More than a third of businesses operating in the main shopping area in Bridgnorth are located on the High Street (35% of units and 38% of gross floor space). A substantial number of units are located on Whitburn Street (21% of units and 22% of floor space). 6% of units (3% of floor space) are on Listley Street. These three streets are all in High Town. Mill Street and Bridge Street account for 10% of units and 14% of floor space between them. These streets are both in Low Town.

Commercial units in Mill Street are notably larger than average (259m² each on average) while those in Listley Street are smaller (79m²).

The number of commercial premises in Bridgnorth has remained stable over the last six years. One additional unit was identified in 2021, which reflected two businesses operating out of the same premise, and as such, no additional retail floor space was brought forward at this time. Subsequently one of these businesses closed, but the other has expanded to fill the space.

In 2022, one new store was opened on Whitburn Street, but the repurposing of one former vacant premise into residential premises means the number of commercial buildings remained the same. Likewise, an additional unit was identified in Low Town in 2023, while two units in High Town were merged into one, resulting in no net change. In 2024, the number of units reduced by one with the closure of a first floor hairdresser.

Business Classifications

The highest proportion of the town centre is allocated to comparison retail. There are 68 comparison retailers in the main shopping streets, which cover a combined gross floor space of 8,600m². This is the equivalent of 27.2% of units and 24.6% of space.

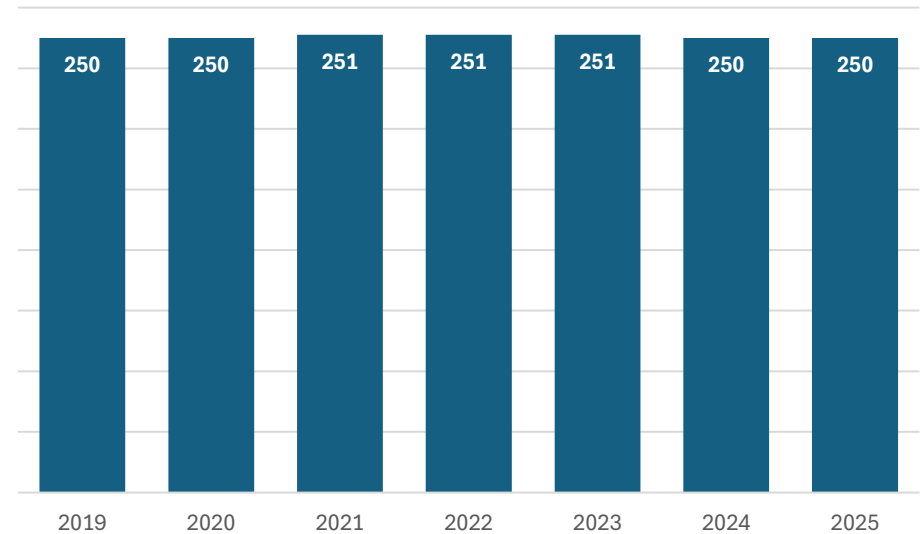
The proportion of units attributable to comparison stores has reduced in recent years and is now close to the Shropshire average (27% of units). Compared with other tier two towns, the comparison offer is much smaller than in Ludlow, but in unit terms, comparison accounts for a higher share than in Oswestry or Market Drayton. However, in terms of floor space, the share allocated to this category is higher in Oswestry, reflecting the high volume of small boutique traders in Bridgnorth.

Retail service businesses are also well represented in Bridgnorth, especially in unit terms, with 45 stores operating. This is just under a fifth of the total. These units tend to be smaller than average, and hence account for just 12.2% of gross floor space. The proportion of outlets attributable to retail services is lower in Bridgnorth than in Oswestry, Whitchurch or Market Drayton.

There are 32 restaurants and takeaways in Bridgnorth town centre, which is the equivalent of 12.8% of units and 11.5% of floor space.

10.8% of units and 17.1% of floor space is allocated to the tourism and leisure classification. This is significantly higher than in other tier 2 centres in Shropshire.

Chart 3: Number of Business Premises in Bridgnorth, 2019-2025

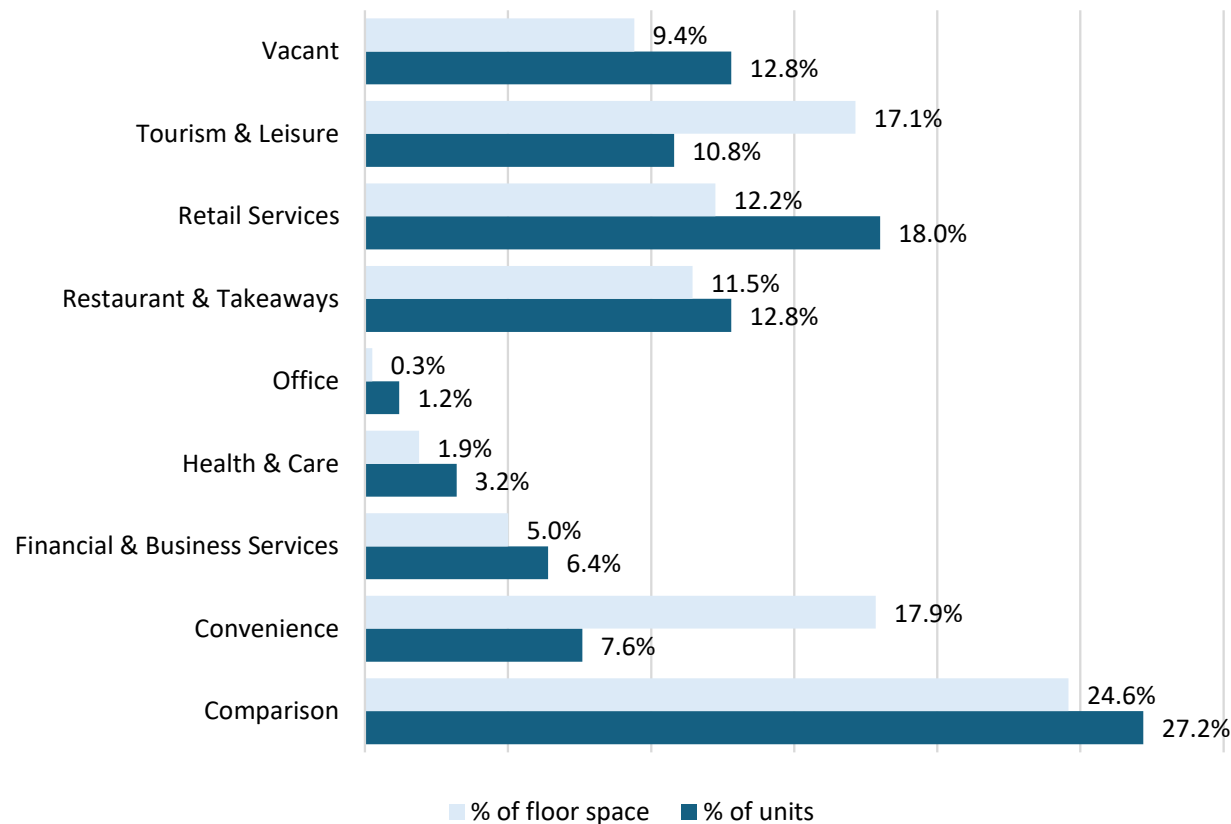


6.4% of units (and 5.0% of floor space) is attributable to financial institutions and business services providers. This is lower than other market towns of the same hierarchy. 7.6% of units are convenience retail. There are some large outlets in this classification, with convenience retail commanding 17.9% of floor space.

A small number of units are allocated to office space (clearly identifiable as commercial, but non-customer facing) and some floor space is allocated to health care provision.

There are 32 vacant units in the town, accounting for 12.8% of units and 9.4% of floor space.

Chart 3: Breakdown of Bridgnorth Commercial Premises by Classification, 2025



Change since 2024

There has been comparatively little change in the mix of businesses operating in Bridgnorth town centre over the last year.

The largest decline was in the comparison retail offer, with two fewer businesses operating. In addition, there was one fewer convenience retailer, one less office and a reduction of one in the number of vacant units. In contrast, in 2025 there were two more finance and business service providers and one more operator in retail services, restaurants & takeaways and in health & care.

There was no change in the tourism and leisure sector.

Chart 6: Level of Churn: 2019—2025

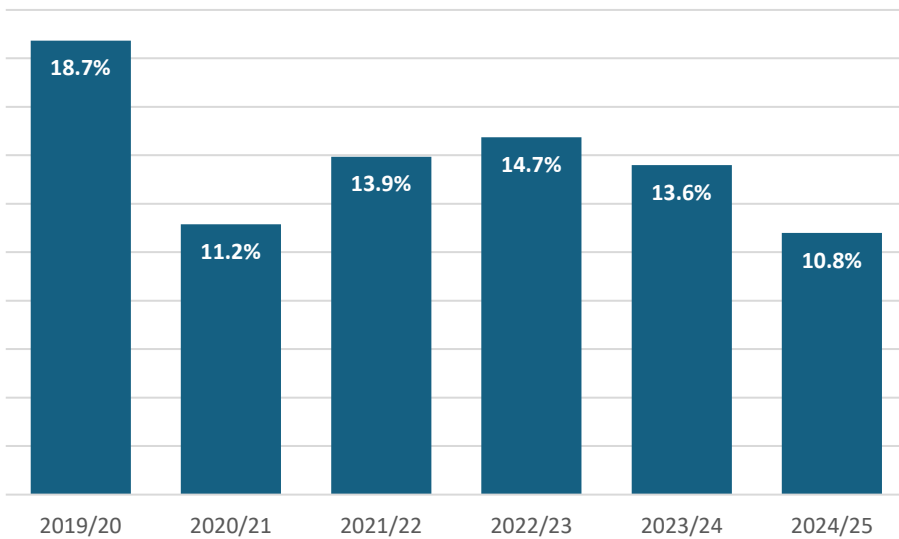
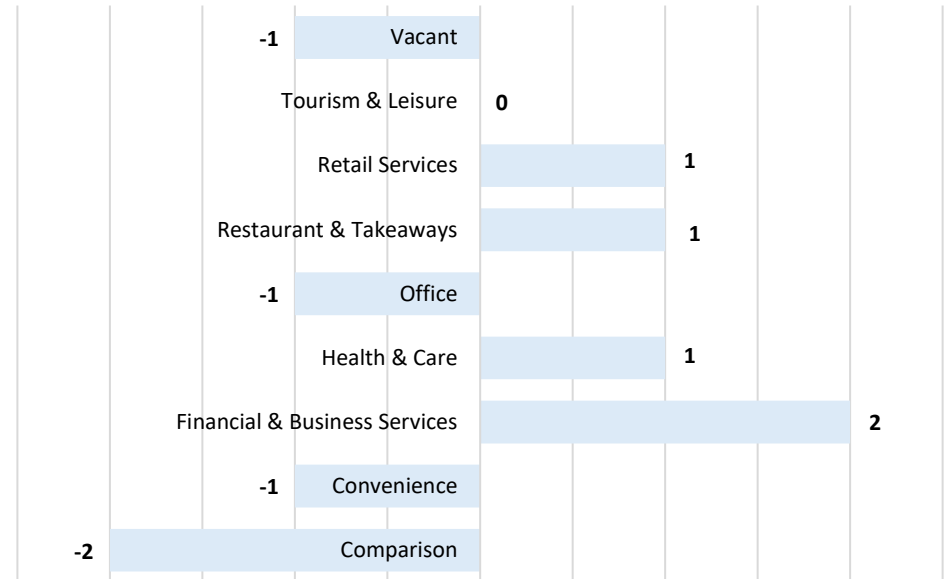
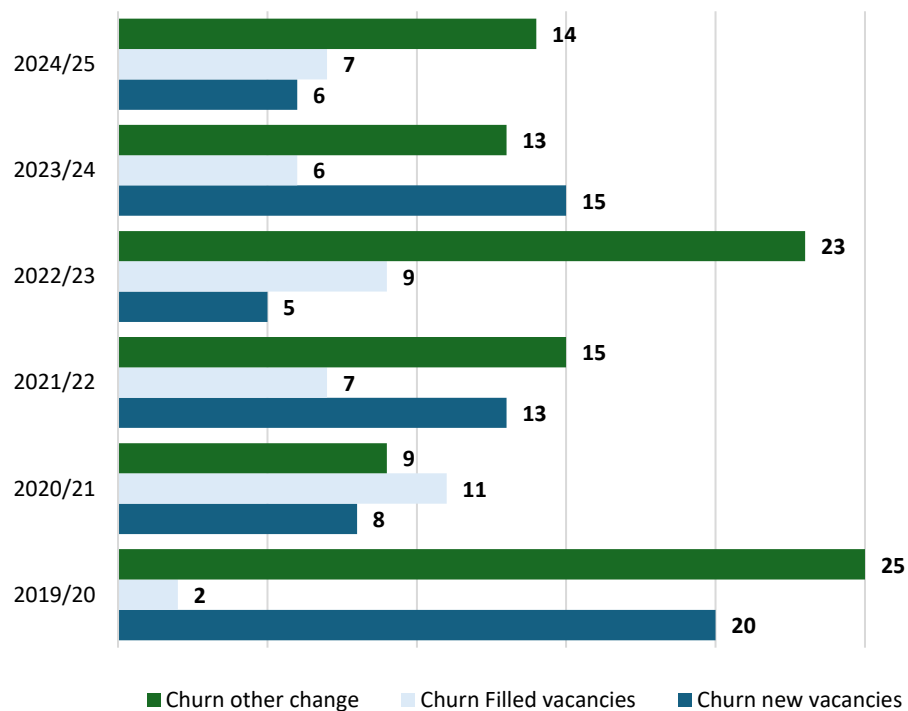


Chart 5: Change in Number of Units by Category, 2024/25



Bridgnorth was particularly impacted by the Covid-19 pandemic, with churn at 19% between the 2019 and 2020 audits. The level of churn over the next four years has been notably lower than this, averaging 12.8% and standing at just 10.8% in 2025. Overall, across the 2019-2025 period, churn in Bridgnorth has been higher than anywhere else except Market Drayton, Whitchurch, Cleobury Mortimer and Ellesmere.

Chart 7: Breakdown of Business Churn 2019-2025



The impact of the pandemic on Bridgnorth town centre was apparent in the number of vacancies that arose between 2019 and 2020 (20, or 43% of all churn). This reduced to 8 new vacancies in 2021 but rose slightly to 13 in 2022 (37% of all churn) before dropping back down to 5 (14%) in 2023. The number of new vacancies rose again in 2024 to 15 (44% of all churn) but reduced to just six in 2025.

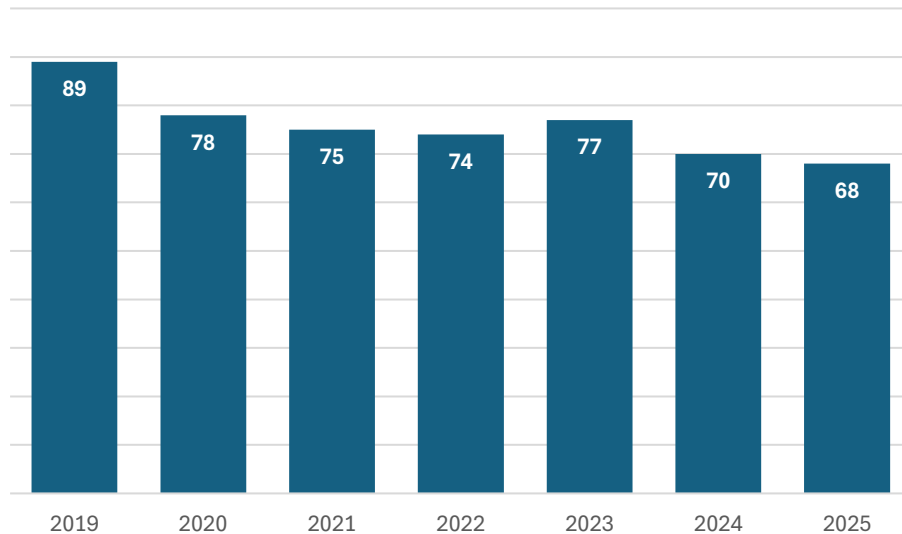
In 2025, just over a quarter of all churn was attributable to previously vacant premises becoming filled (18% in 2024, 24% in 2023, 20% in 2022, 39% in 2021 and 4% in 2020).

All other churn accounted for more than half (52%) of high street change in 2025. This includes all units that changed classification or ownership and may also include premises which did not change use or owner, but which had been significantly rebranded since the previous audit.

Comparison Retail

The comparison retail sector in Bridgnorth has been squeezed over the last few years, with the number of stores in operation declining from 89 in 2019 to 68 in 2025. Despite this, the classification still accounts for the largest share of the town centre offer, representing 27% of units and 25% of floor space in 2025.

Chart 8: Number of Comparison Retail Units, 2019-2025



In comparison with other tier 2 towns in Shropshire, comparison retail remains particularly important in Bridgnorth, especially in unit terms. This is due to a high presence of up-market boutiques, which are an important component of the tourism offer. The range of different comparison good stores is wide, and there is a balance between independents and national chains. Bridgnorth is a location which attracts mid market and higher end chains due to its relatively affluent local population and its strong visitor economy.

Within the town there are 14 shops selling clothes, accessories or footwear. The shops cater for men, women and children, and include small up-market boutiques as well as larger mass market outlets. Although most stores are independent, there is a branch of the chain Fat Face. A number of chains have closed in recent years, including Edinburgh Woollen Mill and M & Co (in 2023). Despite losing two clothes retailers between the 2023 and 2024 audits, Bridgnorth still has as many clothes shops as Oswestry, which is a significantly larger town. The offer remained the same in 2025 compared with 2024, although a clothes alteration business has changed premises.

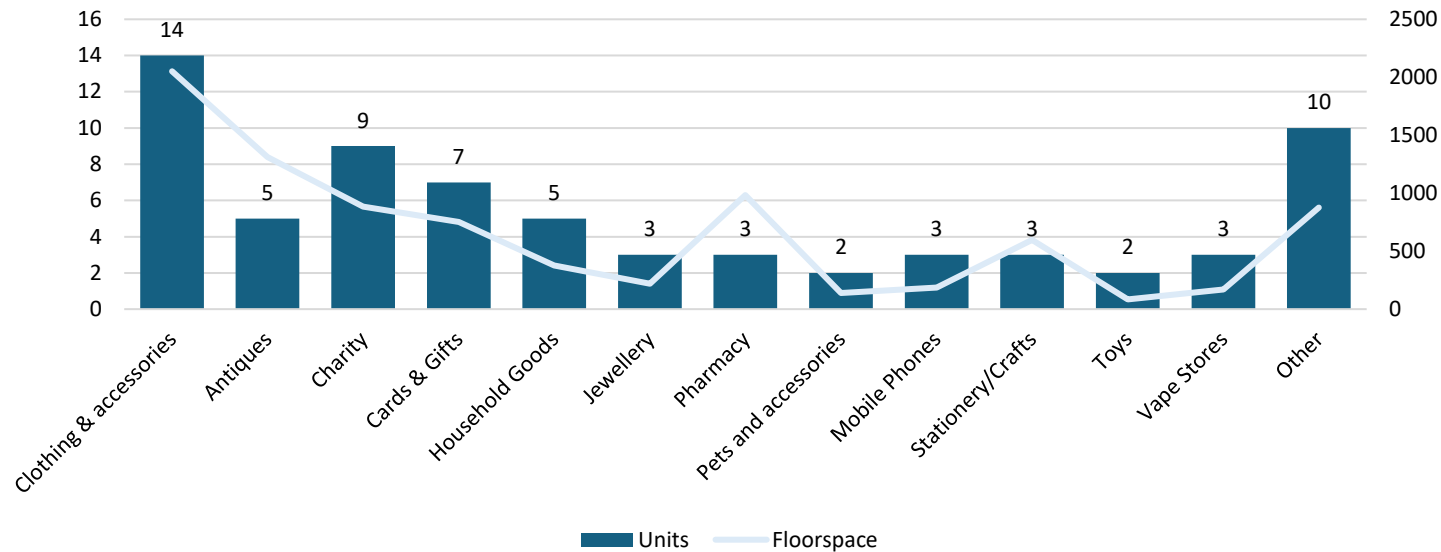
More than one in ten outlets is a charity store, with nine units trading. Most of these are national charities (Oxfam, Blue Cross, Cancer Research UK, British Red Cross, Mind) but local charities are also represented (Hope House, Severn Hospice). The charity shops are clustered in the very centre of town, on the High Street, Waterloo Terrace and Whitburn Street. A temporary store supporting the Ukraine war effort was trading at the time of the 2022 audit but this had closed in 2023. Therefore, there was one fewer charity store operating in 2023 than in 2022 but no further changes in 2024 or 2025.

Also very well represented in Bridgnorth are antiques shops, of which there are five (two fewer than in 2023). These account for 15% of category floor space. The presence of these stores adds to the town’s tourism offer.

There are seven gift and/or card shops and five stores offering a variety of home products, including lighting, home design and soft furnishings. Also represented by multiple outlets are jewellers, mobile phone stores, pharmacies, pet stores, toy stores and vape stores. National chains which are represented include Boots, Superdrug, WH Smith and the Card Store.

There is an absence of discounters within Bridgnorth’s main shopping streets.

Chart 9: Breakdown of Comparison Retail Units, 2025

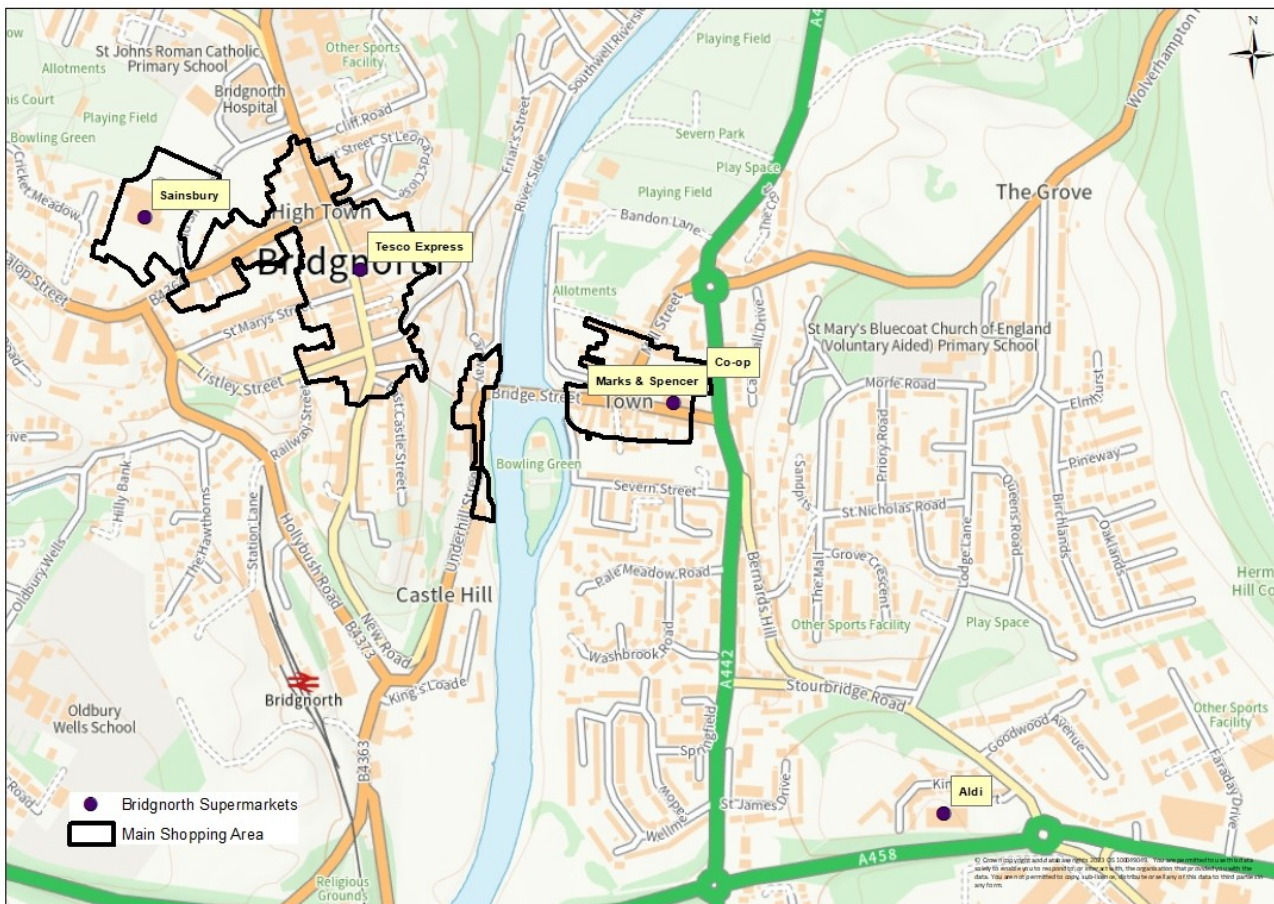


New stores to open in 2025 include a vape store, a lighting store, a home design business and a gift shop. Stores that closed include an electrical retailer, electricals repair, a dress agency, a mobile phone store, a florist and a shopping specialising in blinds.

Convenience Retail

There are 19 convenience stores within the main shopping area of Bridgnorth. These account for 18% of floor space against a share of just 8% of units, meaning that the average size of units in this classification is more than twice the size of the overall average for businesses within Bridgnorth town centre. The reason for this is the presence of some large supermarkets within the principal shopping area. The four supermarkets that are in the town account for almost three-quarters of convenience store floor space.

Map 5: Location of Bridgnorth's Main Convenience Stores



At the time of the audit, Sainsbury's, Tesco Express, Marks & Spencer Simply Food and the Co-op were all in the survey boundary.

By way of contrast, the main supermarkets serving both Whitchurch and Market Drayton are outside the main shopping centres.

As shown in the adjacent map, Bridgnorth is also home to an Aldi but this is some way outside the main shopping area.

The number of convenience stores in Bridgnorth crept upwards between 2019 and 2022, rising from 16 to 20. This constitutes a rise of 25%. However, the offer reduced by one store in 2025.

As well as the main supermarkets, the town centre is also home to three butchers (there is also another butcher just outside the town centre boundary), four bakers, two health food stores, two confectioners and two off licences (including wine merchant Tanners). One general food store closed in 2023 (the Refill Shop) but another opened in different premises. One of the confectionery stores was new in 2025. One butcher closed, as did a refill store. One of the off-licences changed name in 2025.

Chart 10: Number of Convenience Stores, 2019-2025

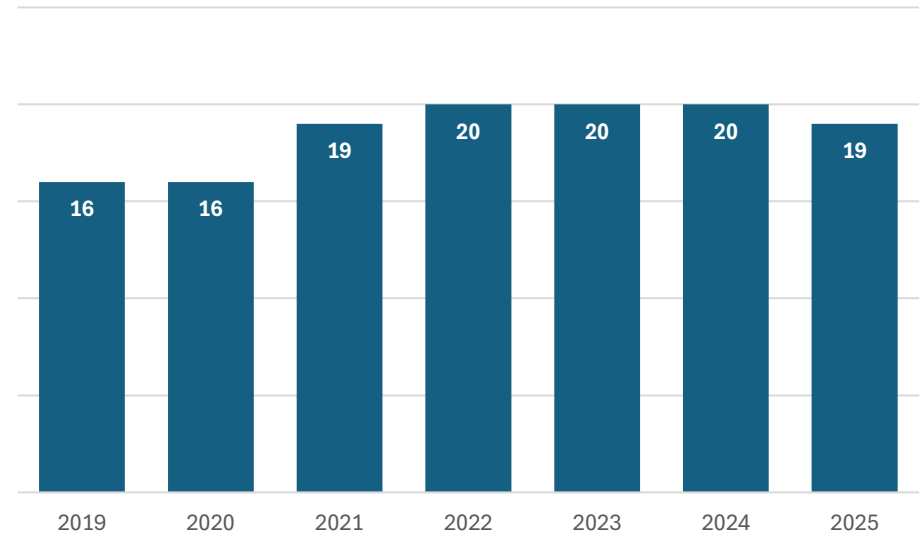
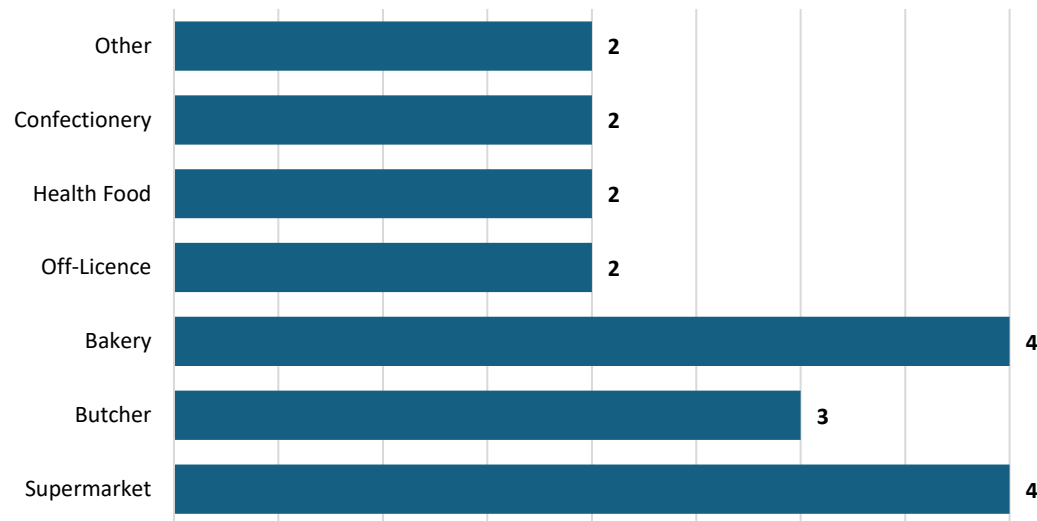


Chart 11: Number of Convenience Stores by Type, 2025



With the exception of the supermarkets, most operators in the convenience retail category are independent, although the chains Greggs, Holland & Barrett and Grape Tree are all present.

Restaurants & Takeaways

13% of units in Bridgnorth are attributable to restaurants and takeaways, with this category accounting for a slightly lower proportion of gross floor space (12%). The number of units and floor space allocated to restaurants and takeaways is typical for a town the size of Bridgnorth. The number of operators was in marginal but steady decline between 2021 and 2024 with the loss of one operator each year. 2025 bucked this trend, with one additional operator opening taking the total number of restaurants and takeaways to 32.

Chart 12: Number of Restaurants/Takeaways, 2019-2025

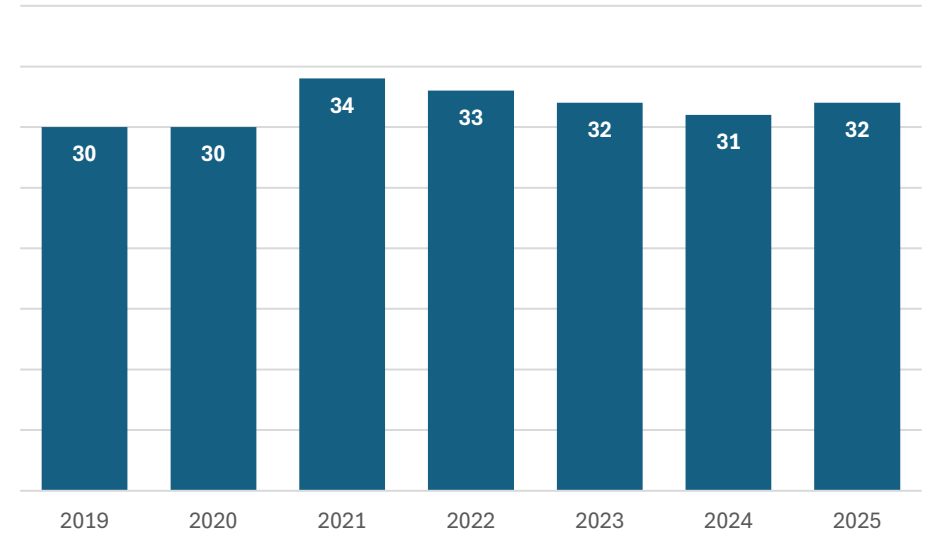
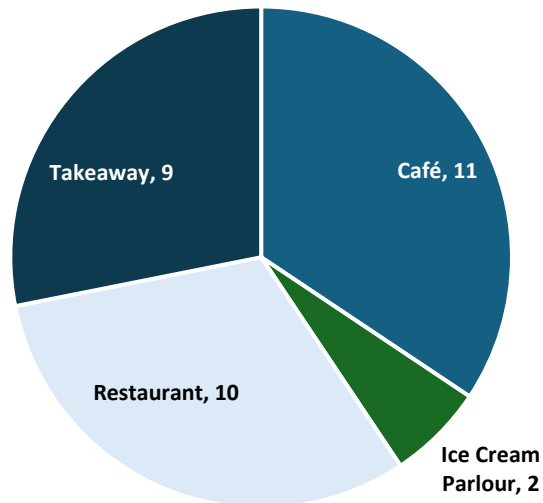


Chart 13: Breakdown of Restaurant/Takeaway Units by Type, 2025



The 32 units are split between cafés (34%), restaurants (32%) and takeaways (29%). There are also two ice cream parlours. One of these expanded its premise in 2023 by taking over the space formerly occupied by the Refill convenience store. An additional ice cream store opened in 2024, but this had closed by 2025. There was no change in the restaurant offer in 2025. Restaurants have a disproportionately high share of floor space (40%). The range of cuisines on offer by Bridgnorth restaurants includes Thai, Chinese, Indian, Italian and modern British. In terms of takeaways, there is a range of Indian, Chinese, pizza and fish and chip outlets. One new takeaway opened in 2025, and there was also an additional café.

Although most outlets in this category in Bridgnorth are independent, there is a Costa Coffee shop.

Tourism & Leisure

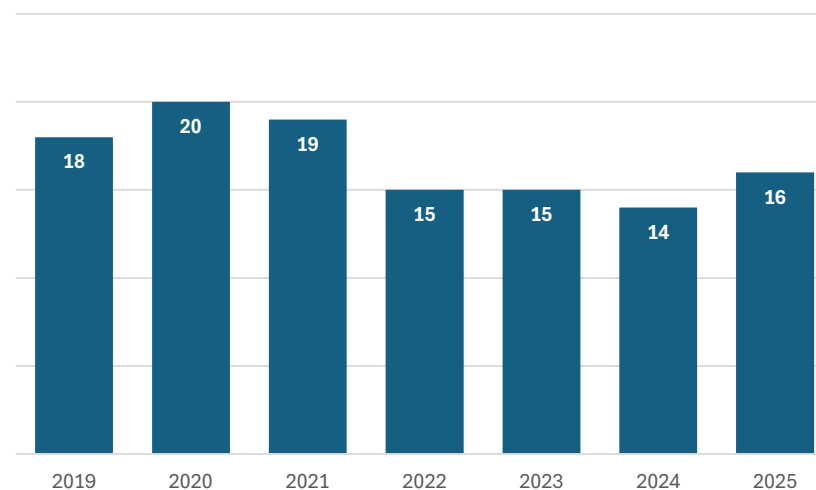
Also within the hospitality sector, there are 27 tourism and leisure operators, which account for 11% of town centre businesses and for 17% of gross floor space. This classification is very well represented in Bridgnorth. There are 18 public houses and bars. These take up approximately 4,000m² gross floor space, the equivalent of 11% of all floor space in the town. A new bar opened on the High Street in 2023, and another pub in the town expanded its premises but there were no further changes in 2024 or 2025. In addition, Bridgnorth accommodates a number of other tourism and leisure facilities, including a hotel/guesthouse and two B&Bs and an ABB within the main shopping streets. Some of the public houses may also offer rooms for overnight visitors.

Chart 14: Bridgnorth Town Centre Tourism & Leisure Offer, 2025

	Units	Floor Space (m ²)	Average Size (m ²)
Public House/Bar	18	3,983	221
Holiday Accommodation	4	987	247
Museum	1	50	50
Visitor Attraction	1	128	128
Cinema	1	740	740
Other	2	131	66
Total	27	6,019	223

There is one museum (the Northgate Museum) as well as other leisure facilities including a cinema, plus a visitor attraction (the Cliff Railway). This has recently re-opened following repair. Just outside the town centre boundary is the Theatre on the Steps and the Severn Valley Railway is also an important tourism asset for the town.

Chart 15: Number of Finance & Business Services Providers, 2019- 2025



Finance & Business Services

There are 16 commercial operators in the finance and business services area in Bridgnorth town centre, accounting for almost 1,800m² of gross floor space. The number of operators in this sector has fluctuated in recent years, but rose by two in 2025.

Included within this classification are three banks/building societies (HSBC, Lloyds, Nationwide). The Bridgnorth Barclay bank branch closed in 2022 and its former premise remains vacant.

There are three accountants, three estate agents, two financial advisers and two solicitors. Also within this classification are an energy consultant, a day care nursery, and a web designer. One additional accountant and an extra solicitor began trading between the 2024 and 2025 audits.

Retail Services

There are 45 retail service businesses operating in Bridgnorth town centre, with these accounting for around 4,300m² of gross floor space. The number of operators in this classification has fluctuated since 2019, falling by five in 2020, increasing by three in 2021 before declining by two in 2022 and by one in 2024. 2025 bucked the recent downward trend with an additional outlet trading compared with the previous year.

Although the range of services provided is wide, a very high number of operators are in the barber and hair/beauty salon classification, with these together representing 64.4% of units and 43.9% of floor space. There are 22 hair dressers/beauty parlours and seven barbers. Two of the barbers were new in 2025.

Chart 16: Number of Finance & Business Services Businesses by Type, 2025

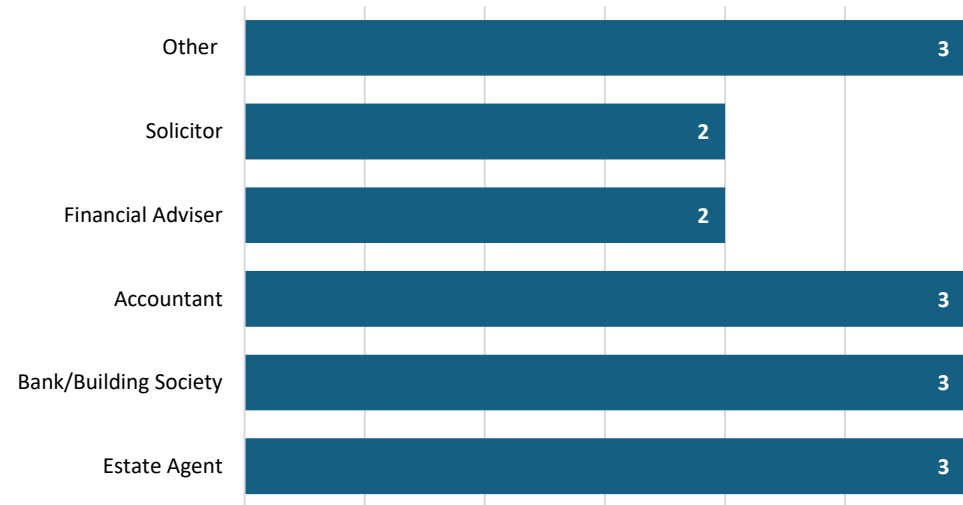


Chart 17: Number of Retail Services Providers, 2019- 2025

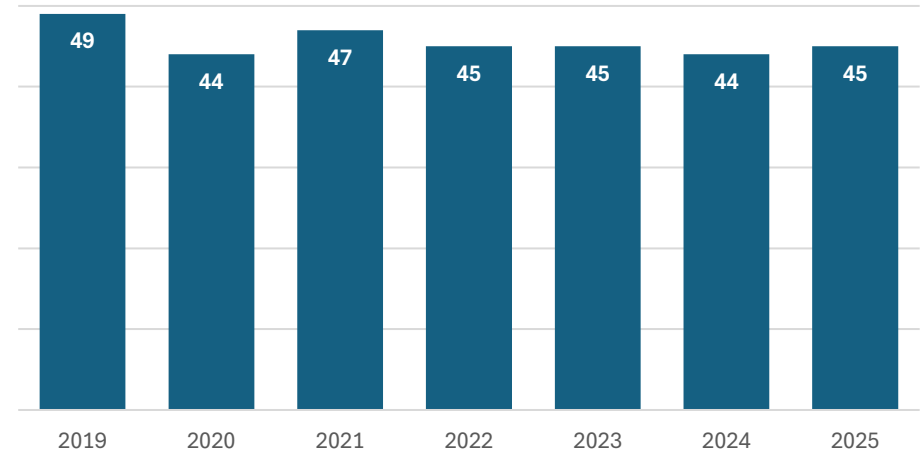
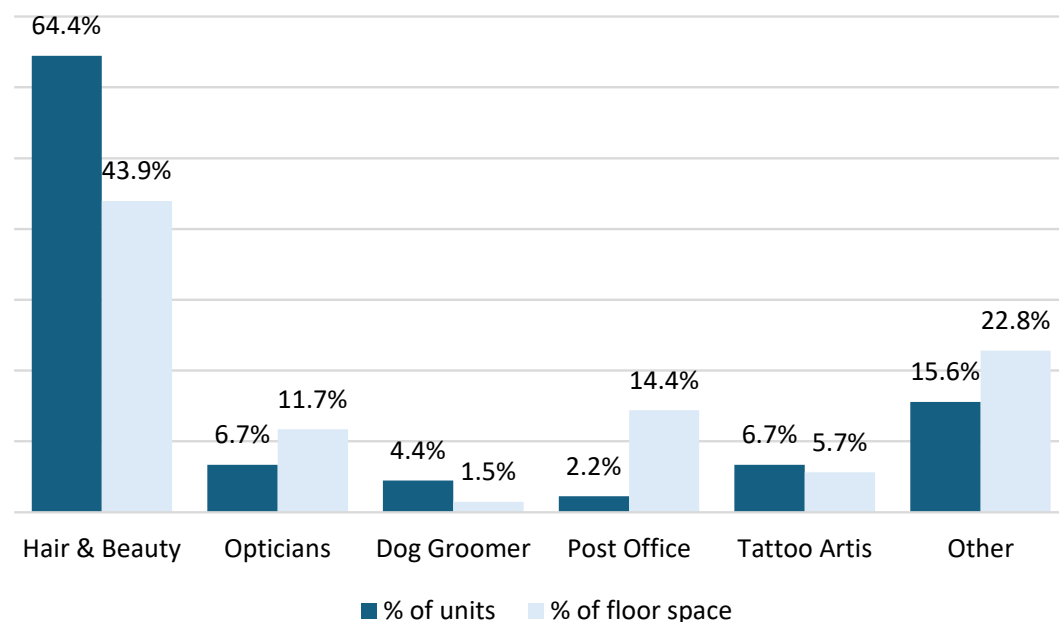


Chart 18: Breakdown of Retail Services by Type, 2025



In addition, there are three opticians (including the chain Specsavers) in the town. This is one fewer than in 2022. There are also two dog groomers as well as a post office, which accounts for 14.4% of retail services floor space. There are three tattoo parlours, one of which opened in 2025.

Other operators include a travel agent, a shoe repairer, an auctioneer and a funeral director. There is also just one bookmaker (Coral having closed in 2022 leaving just the chain Bet Fred).

Health

There are eight health care providers in Bridgnorth town centre, which are allocated approximately 660m² gross floor space. Included within this number are a dentist, an osteopath, a chiropody clinic, alternative health provision and three therapists, one of which started trading between the 2022 and 2023 audits and another between the 2023 and 2024 audits. There is also a hearing specialist which opened between the 2024 and 2025 audits.

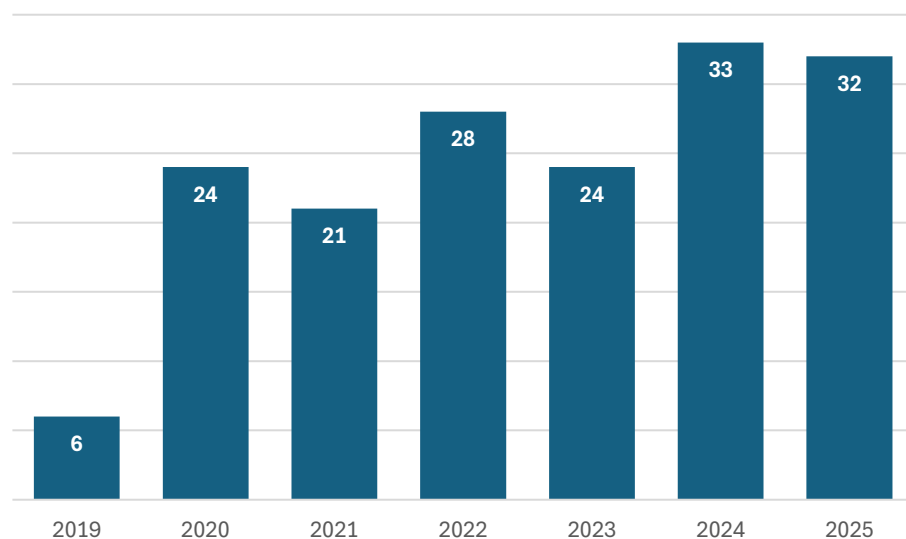
Vacant Units

At the time of the 2025 audit, there were 32 vacant units in Bridgnorth, accounting for over 3,300m² of gross floor space. Vacancies therefore represent approximately 13% of commercial units in the town and some 9% of floor space. This is higher than the Shropshire average (11%) and is just below the average national rate which stood at 13.5% in the third quarter of 2025 according to BRC (data relating to high streets only).

Prior to the Covid-19 pandemic, there were very few vacancies in Bridgnorth, with just six being recorded in 2019. This rose sharply to 24 in 2020, before falling back to 21 in 2021. The vacancy rate rose once more in 2022 when the number of empty properties rose by six. A reduction of four vacant units was recorded in 2023 followed by an increase of nine in 2024, taking the number of unoccupied commercial premises to its highest level across the seven year study period. Despite a slight reduction, the vacancy rate remains extremely elevated compared with pre-pandemic norms.

13 vacant premises are on the High Street, six on Whitburn Street, three on Listley Street and two on Waterloo Terrace. Four commercial premises in Low Town were vacant in 2024, three on Mill Street.

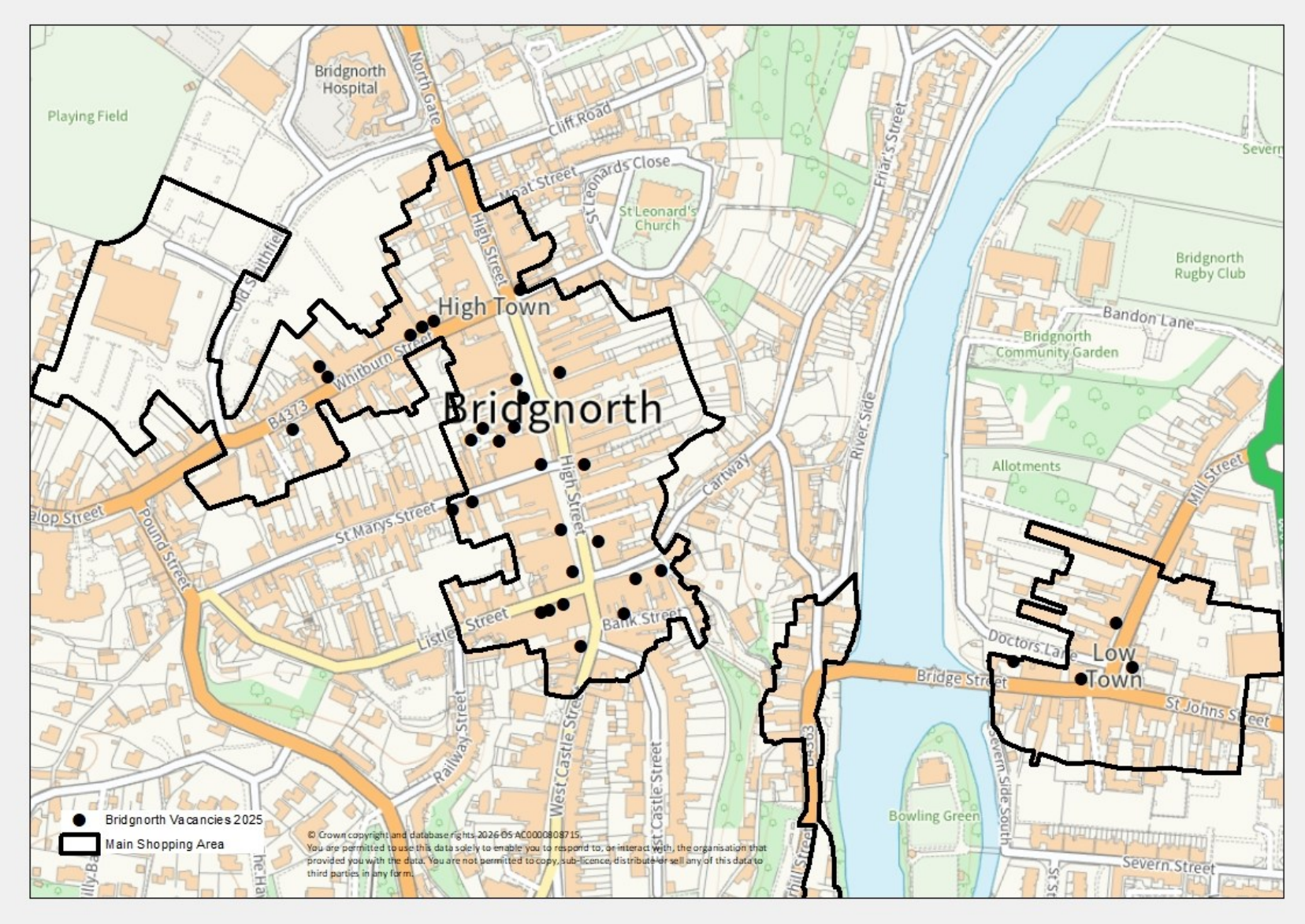
Chart 19: Number of Vacant Premises, 2019-2025



Of the 32 vacancies in Bridgnorth in 2025, six (19%) had become vacant during the previous year. Three units have been vacant since at least 2019, and an additional two units which became vacant between the 2019 and 2020 audits remain unoccupied. 16% of all current vacancies have, therefore, been empty since the pandemic.

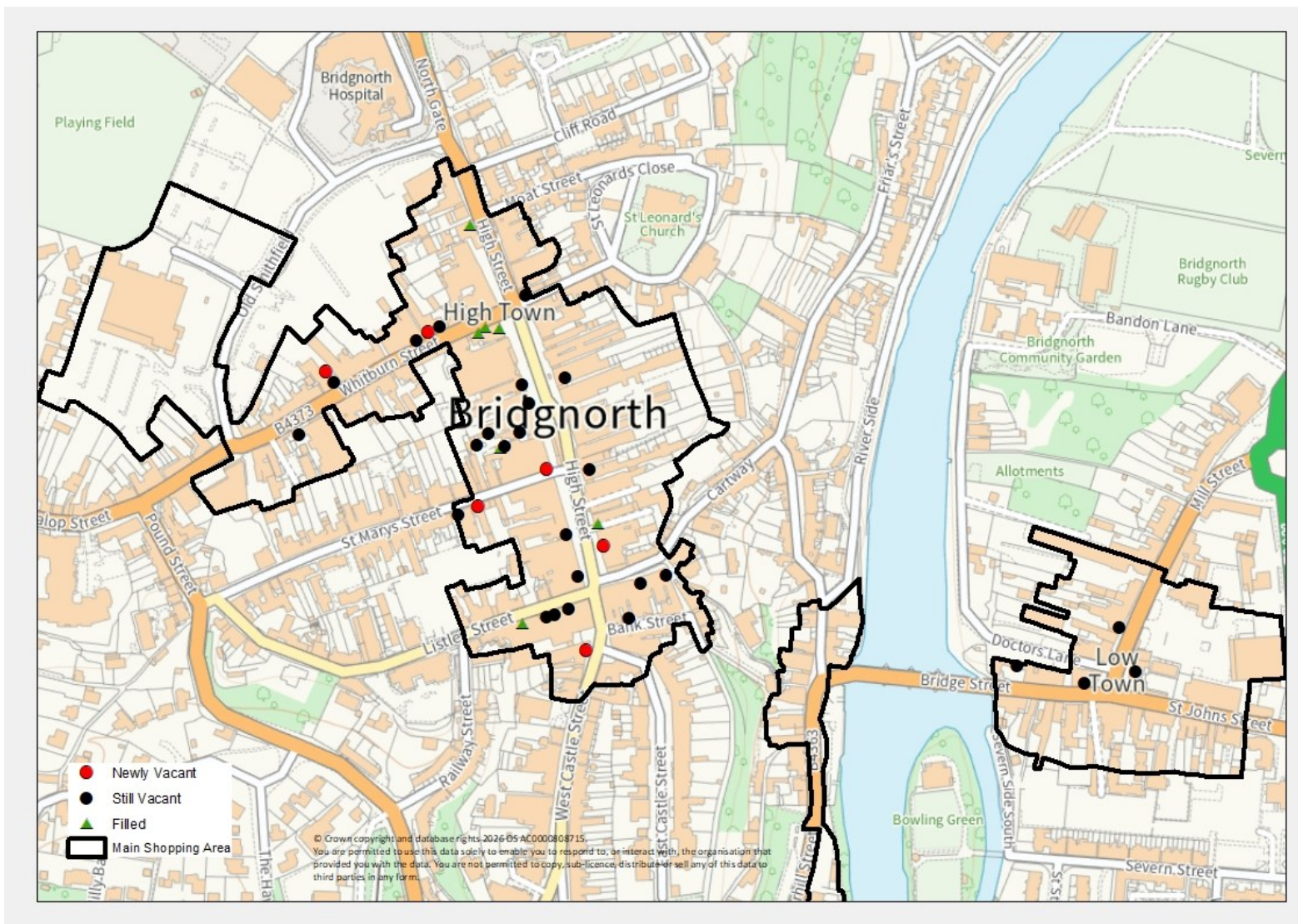
As shown in the map below, most vacancies in Bridgnorth in 2025 were on the High Street with additional clusters in Whitburn Street, Listley Street and Mill Street.

Map 6: Location of Vacant Commercial Premises, 2025



The vacancy rate in Bridgnorth is higher than the Shropshire average (but slightly lower than the national average), and it has increased significantly since the town was first audited in 2019. In 2025, 26 of the premises which had been vacant in 2024 remained empty, while seven had become occupied. There were six new vacancies in 2025.

Map 7: Change in Location of Vacant Commercial Premises, 2024-2025



Residential Premises

Although the town centre contains concentrations of commercial enterprises, there is also a significant amount of residential property within the main shopping centre. In total, 356 residential premises are located within the scope of the audit, of which the majority are flats (195 or 55%). These are largely located above retail or other commercial outlets. There are 136 terraced houses in the area, which is the equivalent of almost 40% of all housing stock in the town centre. There are clusters of terraced housing on the side streets off the High Street. Around a quarter of all flats are located on the High Street. Semi-detached and detached premises account for 5% and 2% of town centre housing stock respectively.

Map 8: Location of Residential Premises in Bridgnorth Town Centre

Chart 20: Breakdown of Residential Properties by Type

