

22 – 23a Market Place

Frome, Somerset BA11 1AN

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Description

A prominent freehold building available with vacant possession, offering a wealth of opportunities within the centre of Frome.

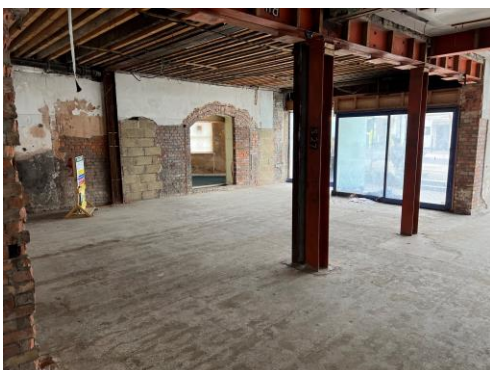
Ideally suited to a continued retail use on the ground floor but may offer scope for alternative uses of the upper floors e.g. office or possibly residential subject, of course, to any necessary consents.

Most recently occupied by Shoe Zone (footwear retailer). Now stripped and ready for occupier fit out and redevelopment.

Aggregate Net Internal Area of 311.61m² / 3,354ft²

Location

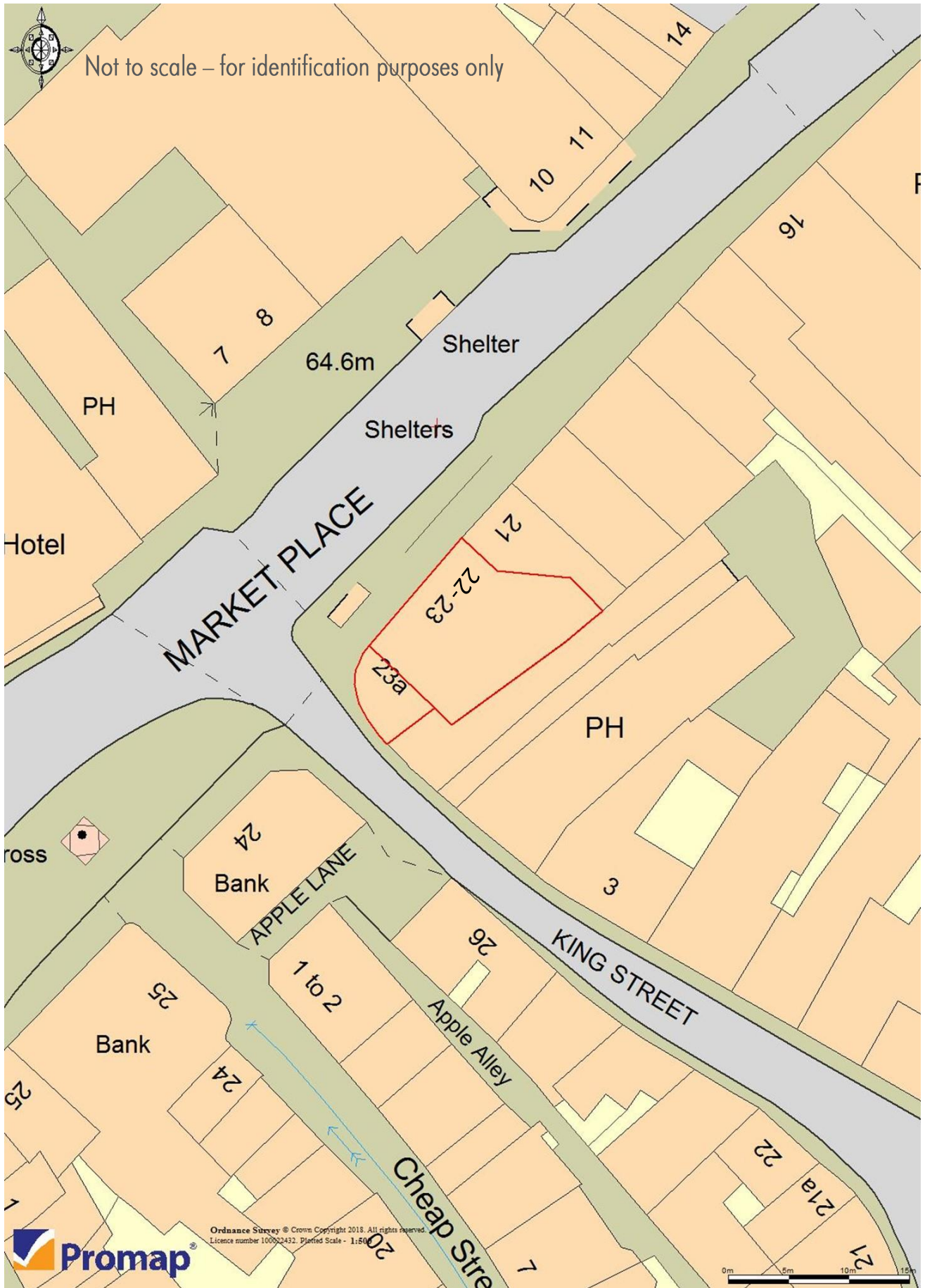
Located within an excellent trading location in the heart of the Market Place. Located opposite or within walking distance of TSB Bank, Nationwide Building Society, Costa Coffee, Superdrug, Fat Face and Marks and Spencer Simply Food.



For Sale - £515,000 Freehold



Not to scale – for identification purposes only



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Licence number 100022432. Planned Scale - 1:500

Accommodation:

Ground Floor 22/23 – 113.41 m² / 1,221 ft²

Open plan Retail Area (104m²), Rear Storeroom (9.41m²), and stairwell to first floor.

First floor 22/23 – 77.1 m² / 830 ft²

Front Room 1 (21.53m²), Front Room 2 (24.49m²), Rear Room 1 (19.61m²), Rear Room 2 (11.47m²), W.C and access to 23A.

Second Floor 22/23 – 50.69 m² / 546 ft²

Front Room 1 (16.96m²), Front Room 2 (9.50m²), Kitchen (13.94m²), W.C's open to Store (10.29m²).

Third Floor 22/23 – 48 sq m / 517 ft²

Room 1 (21.66m² max), Room 2 (10.06m²), Room 3 (16.27m² max).

22/23 Total Net Internal Area: 289.19m² (3,113 ft²)

Retail Area Average Depth	10.05m (32.97 ft)
Retail Area Max Width	10.78m (35.36 ft)
Gross Frontage	12.1m (39.69 ft)

23A – 22.42m² (241 ft²)

(Primary access is taken from King Street).

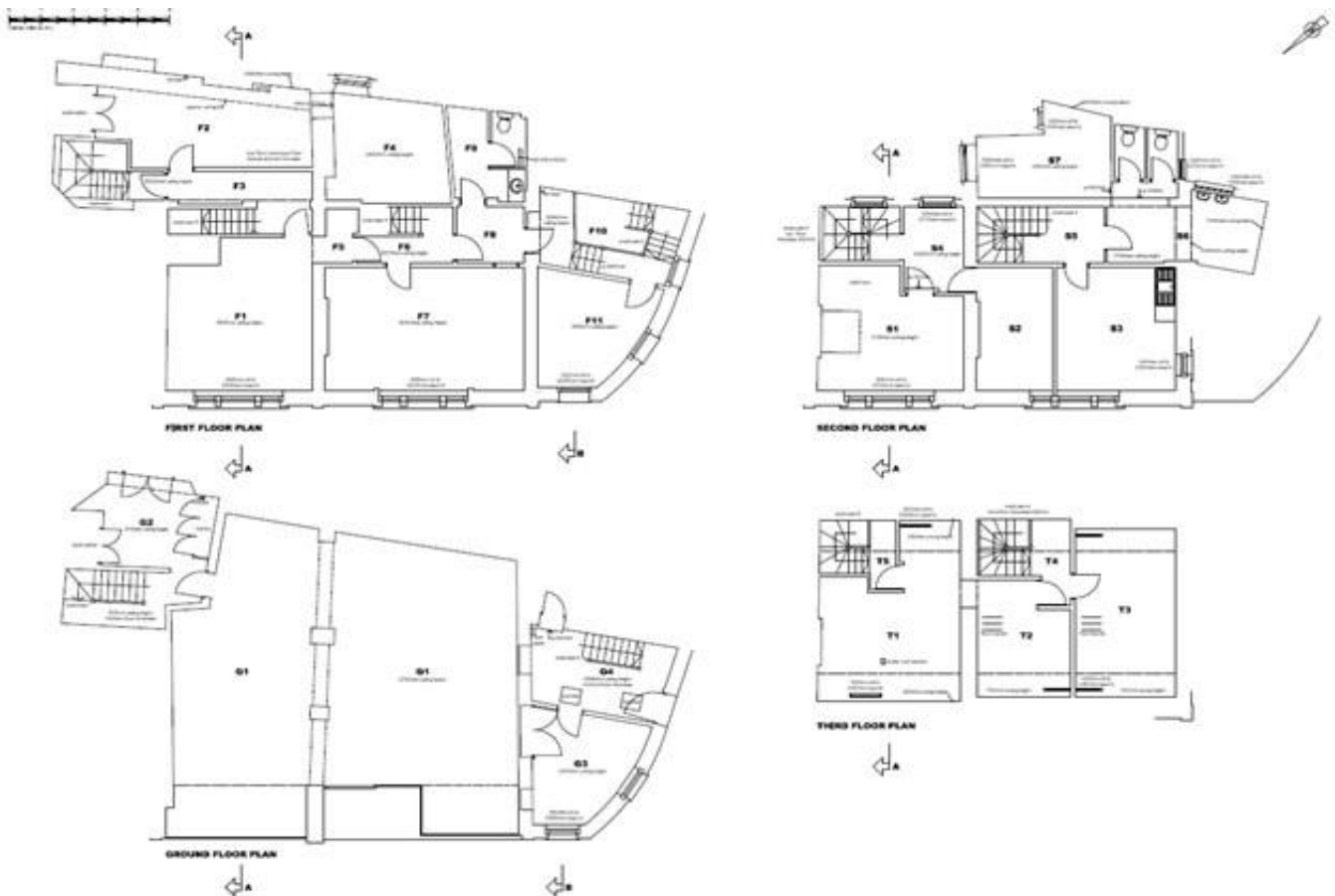
Ground floor reception Hall with stairs to first floor. Office (11.21m²). First Floor landing with access to 22/23 and Kitchenette (11.21m²).

Aggregate Net Internal Area 311.61 / 3,354 ft²

Aggregate Gross Internal Area 393 / 4,230 ft² *



**Approximate measurement taken from information supporting a previous planning application.*





Planning: Forms part of a Grade II listed property and falls within the Frome Conservation Area.

Business Rates: 22/23 - Taken out of the assessment and will need to be re-assessed; 23a - £4,350

Local Council: Somerset County Council.
Tel: 0300 123 2224

Services: Mains electric, water and drainage. Services and appliances not tested.

EPC Rating: Energy Efficiency Rating of E/105.

VAT: We understand VAT is NOT applicable.

Viewings: By appointment through the sole agents
Cooper and Tanner 1908 Limited – 03450 34 77 58



COMMERCIAL DEPARTMENT

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