

8 Baker Street, Frome

Somerset, BA11 3BL

COOPER
AND
TANNER

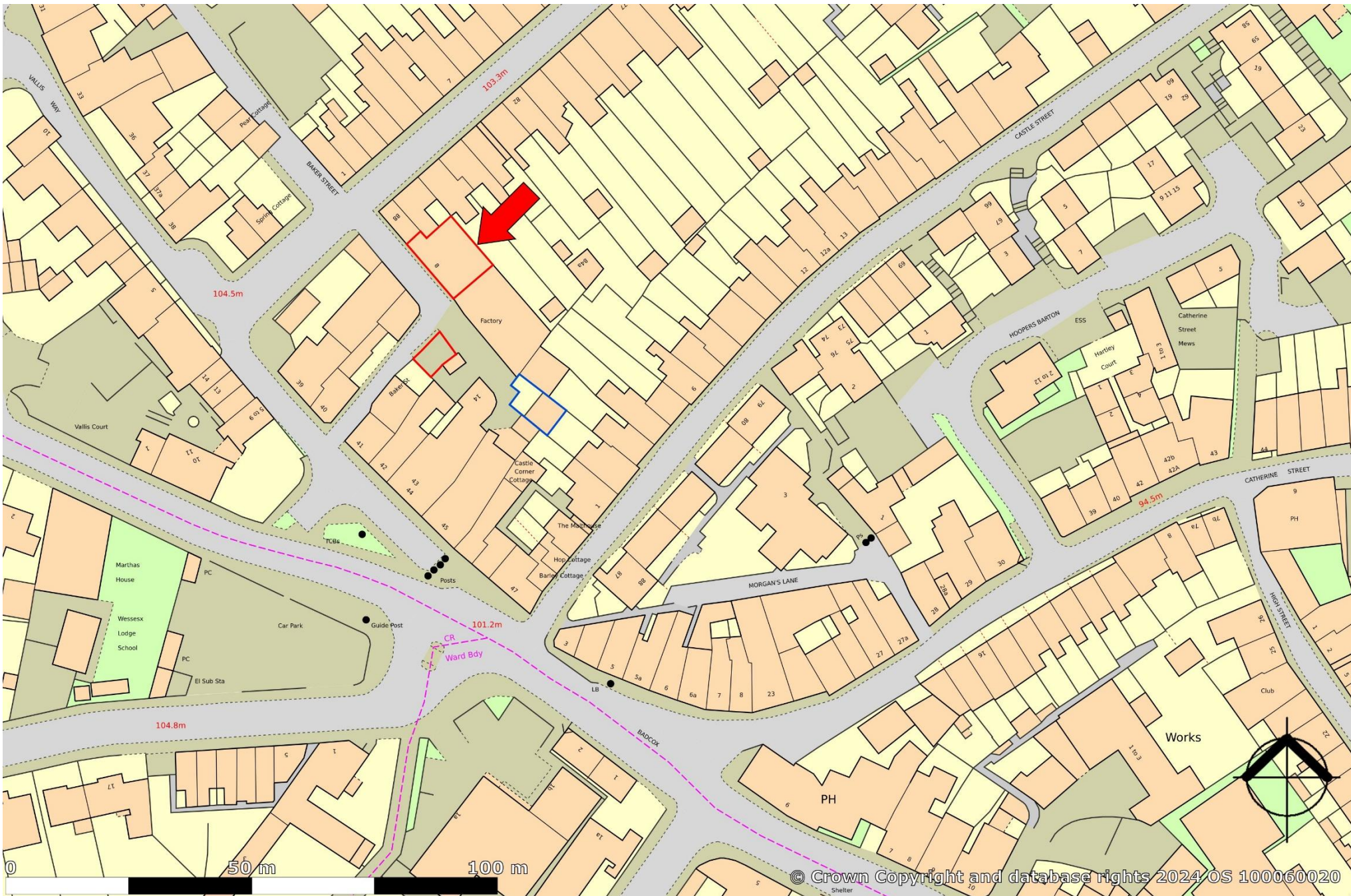


Available due to retirement – A Freehold mixed-use property consisting of a 2/3-bedroom dwelling with interconnected retail unit occupied for many years as a successful butcher shop. Great opportunity for another butcher, or a destination retailer looking for a live-work opportunity. Suitable for redevelopment subject to obtaining any necessary consents.

For Sale: House, Shop and Parking - £395,000

The above with open storage barn - £480,000





Location - W3W///shaped.tubes.cheek

The property is accessed off Baker Street which is located west of Frome town centre and behind the shops at Vallis Way in the Badcox area of Frome, Somerset. Baker Street and the area behind is predominantly residential, there is a good mix of independent shops, cafes and convenience stores nearby.

Description

A 2/3-bedroom dwelling with interconnected ground floor retail unit used as a butcher's shop.

We understand the property was subject to some fire damage back in February 2020, but the shop has since been altered and repaired. Currently interconnected, but separately accessed and would appear straightforward to split.

The shop comprises an extended sales area to front, separate coldstore, prep room, kitchen and WC to rear. Off the prep room is some first floor storage.

The house, which would benefit from some modernisation, is currently arranged with two reception rooms to front, kitchen to rear, 3 rooms upstairs (one of which is a through room and a family bathroom).

Retail		
Ground - Sales	30 sq m	325 sq ft
Ground - Ancillary	30 sq m	326 sq ft
First - Ancillary	18 sq m	190 sq ft
Net Internal Area	78 sq m	841 sq ft
Residential – 3-Bedroom House		
Ground	32 sq m	344 sq ft
First	58 sq m	624 sq ft
Gross Internal Area	90 sq m	969 sq ft
Combined Floor Area (NIA and GIA)	168 sq m	1,810 sq ft

No garden but separate parking area across the street (approx. 415 sq ft / 0.01 acres. Separate to the east, outlined in blue on the plan overleaf, is an open fronted storage barn with walled garden/courtyard currently used for ad hoc storage. Approx. 0.017 acres.

Fixtures & Fittings

All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars. A selection could be available as optional extras subject to early expressions of interest. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

Tenure

Freehold. The property is offered with vacant possession upon completion; please note, a minimum of 4 weeks required between exchange and completion. Access to the parking and barn areas are over rights of way over third-party land.

Planning

Local authority Somerset Council (former Mendip Area). Not Listed but abuts a Listed building and is within the Frome Conservation Area. Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses and works with the local planning authority.

Business Rates / Council Tax

Rateable Value - £4,450 (2023 List). For confirmation on the precise rates payable, please rely on your own enquiries of the local billing authority. Council Tax - Band C

EPC Rating

Retail – B50; Maisonette – D65
Copies available upon request

VAT

VAT is not payable on the purchase price.

Services

All mains services connected. Internal heating is via a gas-fired central heating system. Appliances and connections not tested. Purchasers must satisfy themselves.

Enquiries / Viewings

Cooper and Tanner Commercial Department:

Tel. 03450 34 77 58

Email: commercial@cooperandtanner.co.uk

COMMERCIAL DEPARTMENT

Cooper and Tanner

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

