



## First Floor - Unit 12/14 Westway Shopping Centre

Frome, BA11 1BS

### Retail/Leisure Space

**4,400 sq ft**

(408.77 sq m)

- 2 Public Car Parks Nearby
- Next Door to Westway Cinema
- Adjacent Roof Terrace
- Nearby occupiers include:  
Peacocks, Cordero Lounge,  
Holland & Barrett, Specsavers  
and Greggs

## Summary

Available Size	4,400 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Location

Frome is an historic, vibrant and affluent market town in the east of Somerset. The town has an urban population in the region of 24,000 people and a district population of approximately 104,000 people, and has been highlighted as one of The Times "Best Places to Live in Britain".

The Westway Shopping Centre is situated in the heart of the town centre and represents the town's principal shopping centre with occupiers including Peacocks, CorderoLounge, Holland & Barrett, Specsavers and Greggs.

The property will be accessed from a lobby situated between the new Poundland and former Co-op and will extend above both shops at first floor level.

The scheme benefits from being located close to two public car parks offering a combined total of circa 450 spaces.

## Description

The premises will be arranged over ground and first floors with fantastic roof terrace.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Lobby	400	37.16
1st	4,000	371.61
Outdoor - Terraces	4,375	406.45

## Terms

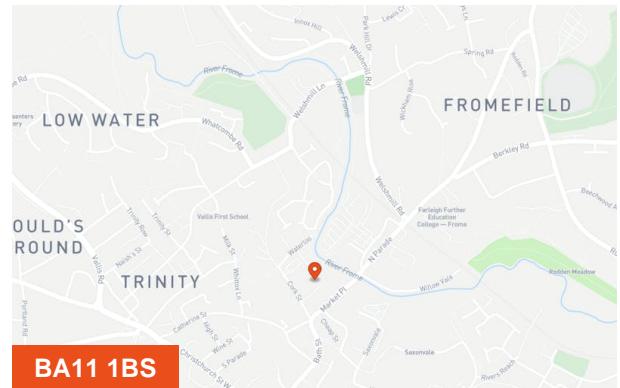
The unit is available on a new effective full repairing and insuring lease, by way of a service charge, for a term to be agreed.

## Planning

The existing part of the premises already benefits from A3 (Restaurants/Cafes), A4 (Drinking Establishments), B1 (Business), D1 (Non-Residential Institutions) and D2 (Assembly and Leisure) planning consent. Subject to planning, the proposed additional first floor space will also be suitable for these uses.

## Costs

Each party is to be responsible for their own legal and surveyors costs incurred.



## Viewing & Further Information

### Rebecca Harries

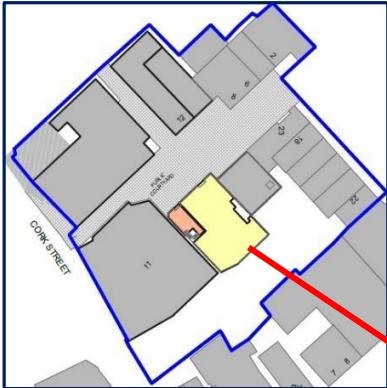
07549 120664

rebecca.harries@htc.uk.com

### Richard Saunders

07825 382835

richard.saunders@htc.uk.com



## Frome



Experian Goad Plan Created: 21/12/2023  
Created By: Smith Price RRG



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

important notice – all premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of Smith Price RRG LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitute a part of a contract, or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter or concerning the premises by inspection, independent advice or otherwise. Neither Smith Price RRG LLP nor any of their employees or agents have any authority to