



## Unit 12-14 Westway Shopping Centre

Frome, BA11 1BS

### Large shop to let

**5,872 sq ft**

(545.53 sq m)

- Central location in affluent market town
- Suitable for a range of uses under Class E including cafe/restaurant, retail and health/fitness
- Nearby occupiers include Coffee #1, Loungers, Holland & Barrett, Greggs and Specsavers
- External seating available

# Unit 12-14 Westway Shopping Centre, Frome, BA11 1BS

## Summary

<b>Available Size</b>	5,872 sq ft
<b>Rates Payable</b>	£33,280 per annum
<b>Rateable Value</b>	£65,000
<b>Service Charge</b>	Approx. £1.80 per sq ft.
<b>VAT</b>	All prices are quoted exclusive of VAT.
<b>EPC Rating</b>	Upon enquiry

## Location

Frome is a historic and affluent market town situated in east Somerset. It is the fourth largest town in the region and boasts the highest population density, with just under 27,000 residents.

The property is located in Westway Shopping Centre, Frome's principal shopping centre and home to a number of national retailers, including Peacocks, Holland & Barrett, Specsavers, Poundland, Greggs and Cordero Lounge (Loungers). The centre benefits from two public car parks offering a total of circa 380 spaces.

The subject unit is adjacent to Coffee #1, with other nearby occupiers including WH Smith, Superdrug and Boots.

## Description

The property comprises a retail unit arranged over ground floor and basement.

Consideration will be given to subdivision of the ground floor unit. In addition, the first floor accommodation comprises approximately 4,000 sq ft which could also be incorporated. The first floor space also benefits from an external terrace, subject to planning.

## Accommodation

The premises are arranged over basement and ground floor levels and comprise the following floor areas:

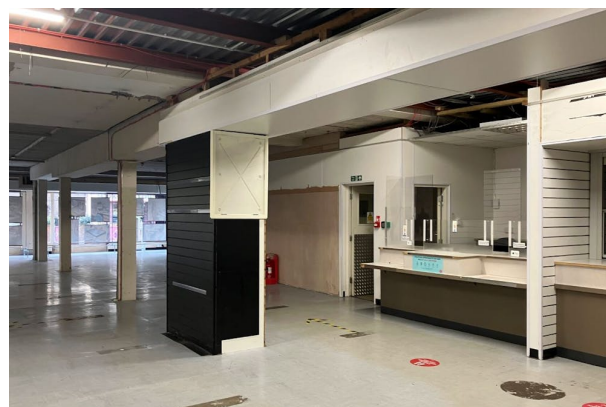
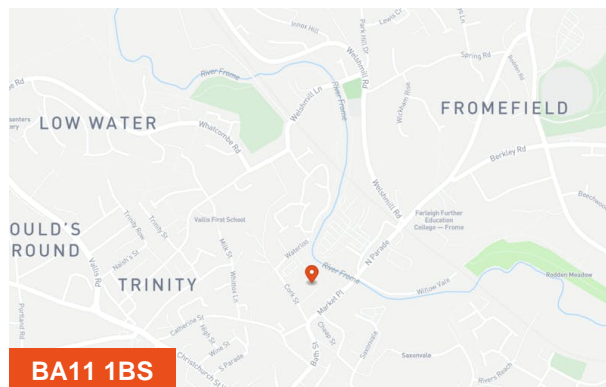
Name	sq ft	sq m
Ground - Ground Floor Sales	3,817	354.61
Basement - Basement Ancillary	2,055	190.92
<b>Total</b>	<b>5,872</b>	<b>545.53</b>

## Lease

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## Costs

Each party is to be responsible for their own costs incurred in the transaction.



## Viewing & Further Information

### Rebecca Harries

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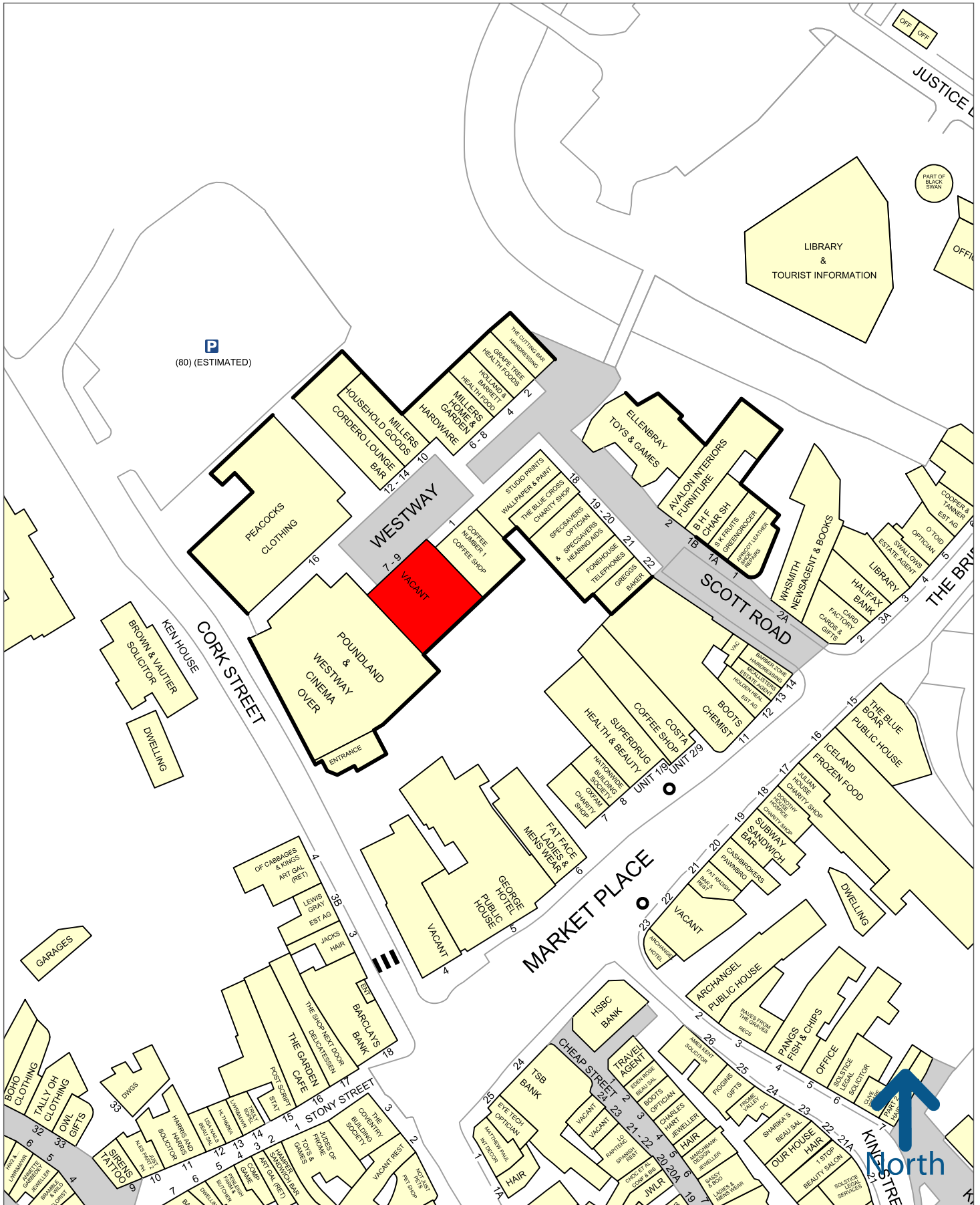
### Charlie Pooley

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P (80) (ESTIMATED)

VACANT

50 metres

Experian Goad Plan Created: 22/11/2023  
Created By: Hartnell Taylor Cook LLP



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