



Former ATS Centre

Marston Trading Estate, Manor Road, Frome, BA11 4BG

**Rare Opportunity to Acquire
a Tyre & Exhaust Premises -
Suitable for Alternative Uses
Subject to Planning**

6,846 sq ft
(636.01 sq m)

- Vacant Possession
- Excellent roadside frontage
- Self contained site
- c. 1 mile from Frome Town Centre

Summary

Available Size	6,846 sq ft
Price	Offers in excess of £715,000 Exclusive of VAT - Subject to Contract
Rates Payable	£15,094.75 per annum RV - 1 April 2023 RP 2025/2026
Rateable Value	£30,250
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial building on a self-contained site. The building is configured as fitting bays to the front with ancillary storage, reception with offices and staff and customer WCs. There is a separately accessed workshop to the rear of the building, used for commercial fitting. Customer parking is provided to the front and there is a large part surfaced yard area to the rear.

Location

The property is situated on Manor Road one of the principal trade counter/warehouse locations within Frome, approximately 1 mile to the south of Frome Town Centre.

Terms

Offers in excess of £715,000 are invited for the freehold interest in the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Bay	4,746	440.92
Ground - Rear Bay	1,801	167.32
Ground - Office/Reception/WC	252	23.41
Total	6,799	631.65

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

EPC

Upon request.



Viewing & Further Information

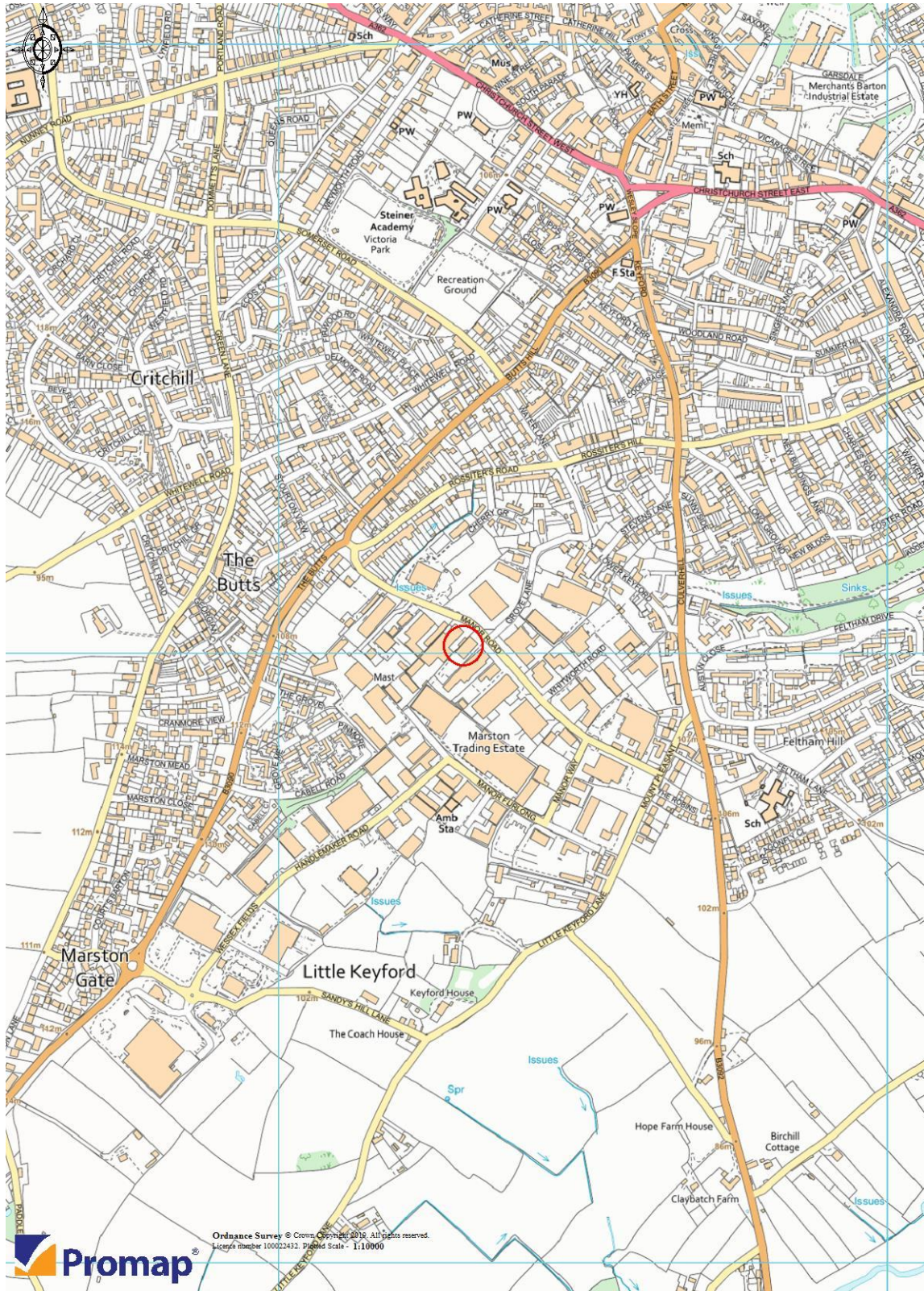
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