



1st Floor, Unit 2 Westway Shopping Centre

Frome, BA11 1BS

Spacious first floor unit to let

6,095 sq ft

(566.24 sq m)

- Prime shopping centre location with high footfall
- Dedicated car parking available
- Large open plan space catering for a variety of uses, including offices, medical, gym, etc.
- 24 hour trading permitted

Summary

Available Size	6,095 sq ft
Rent	Upon Application
Service Charge	Approx. £1.80 per sq ft.
VAT	All prices are quoted exclusive of VAT.
EPC Rating	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, Greggs and Cordero Lounge (Loungers). The centre benefits from two public car parks offering a total of circa 380 spaces.

The subject property is situated in a central position above Peacocks clothing store, with other nearby occupiers including Coffee #1, WH Smith, Superdrug and Boots.

Description

The subject unit is arranged on the first floor only and offers a spacious and open plan floor area that is suitable for a wide variety of uses including offices or gym.

There is approximately 5-6 car parking spaces available by way of a separate negotiation.

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m
Ground - Entrance Lobby	45	4.18
Ground - Storage	325	30.19
1st - First Floor	5,725	531.87
Total	6,095	566.24

Terms

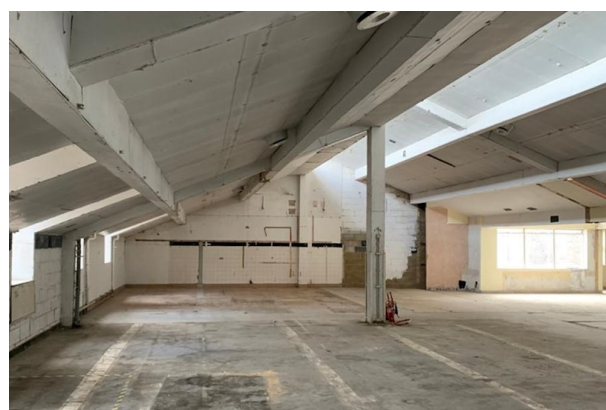
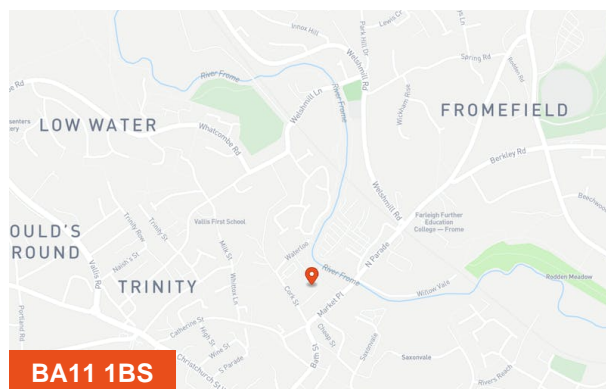
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Use

Class E, with 24 hour trading permitted.

Costs

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



Viewing & Further Information

Richard Saunders

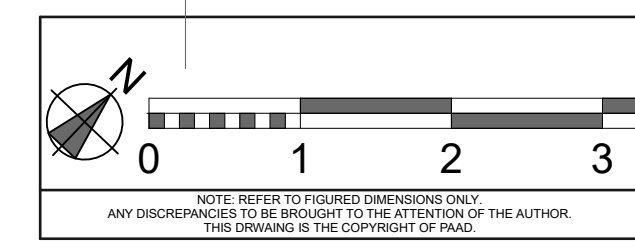
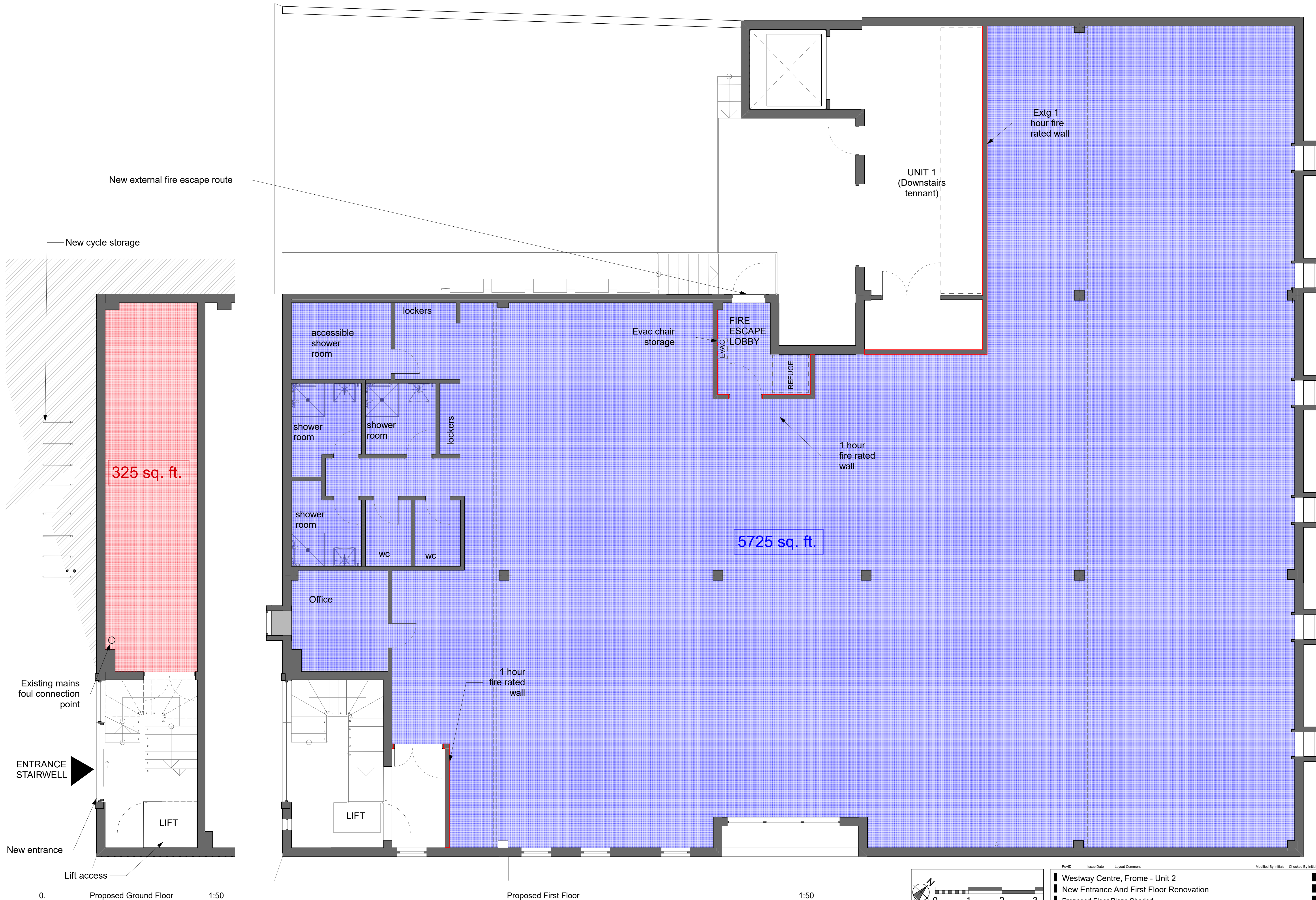
07825 382835
richard.saunders@htc.uk.com

Molly Dibble

07549 120664
molly.dibble@htc.uk.com

John Mortimer (Smith Price LLP)

020 7318 5764 | 07774 118630



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1	03 August 2023	scale 1:50@A1	drawn LT	checked NK

Westway Centre, Frome - Unit 2
 New Entrance And First Floor Renovation
 Proposed Floor Plans Shaded



VIEW OF PROPOSED ENTRANCE TO FIRST FLOOR



P (80) (ESTIMATED)

50 metres

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



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