



## 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
- Nearby occupiers include Coffee #1, Loungers, Holland & Barrett, Greggs and Specsavers
- Consideration given to letting in part

## Summary

Available Size	5,872 sq ft
Rates Payable	£41,728 per annum
Rateable Value	£81,500
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 unit is adjacent to Coffee #1, with other nearby occupiers including Coffee #1, WH Smith, Superdrug and Boots.

## Description

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

Consideration given to subdivision of ground floor. In addition there is approximately 4,000 sq ft at first floor which can also be incorporated.

## Accommodation

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

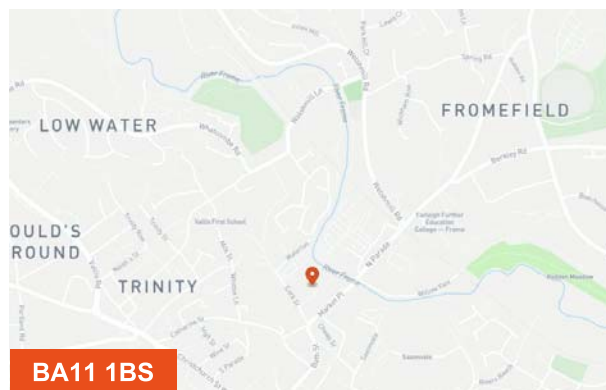
Name	sq ft	sq m
Ground - Ground Floor Sales	3,817	354.61
Basement - Basement Ancillary	2,055	190.92
<b>Total</b>	<b>5,872</b>	<b>545.53</b>

## 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

### Richard Saunders

07825 382835

richard.saunders@htc.uk.com

### Rebecca Harries

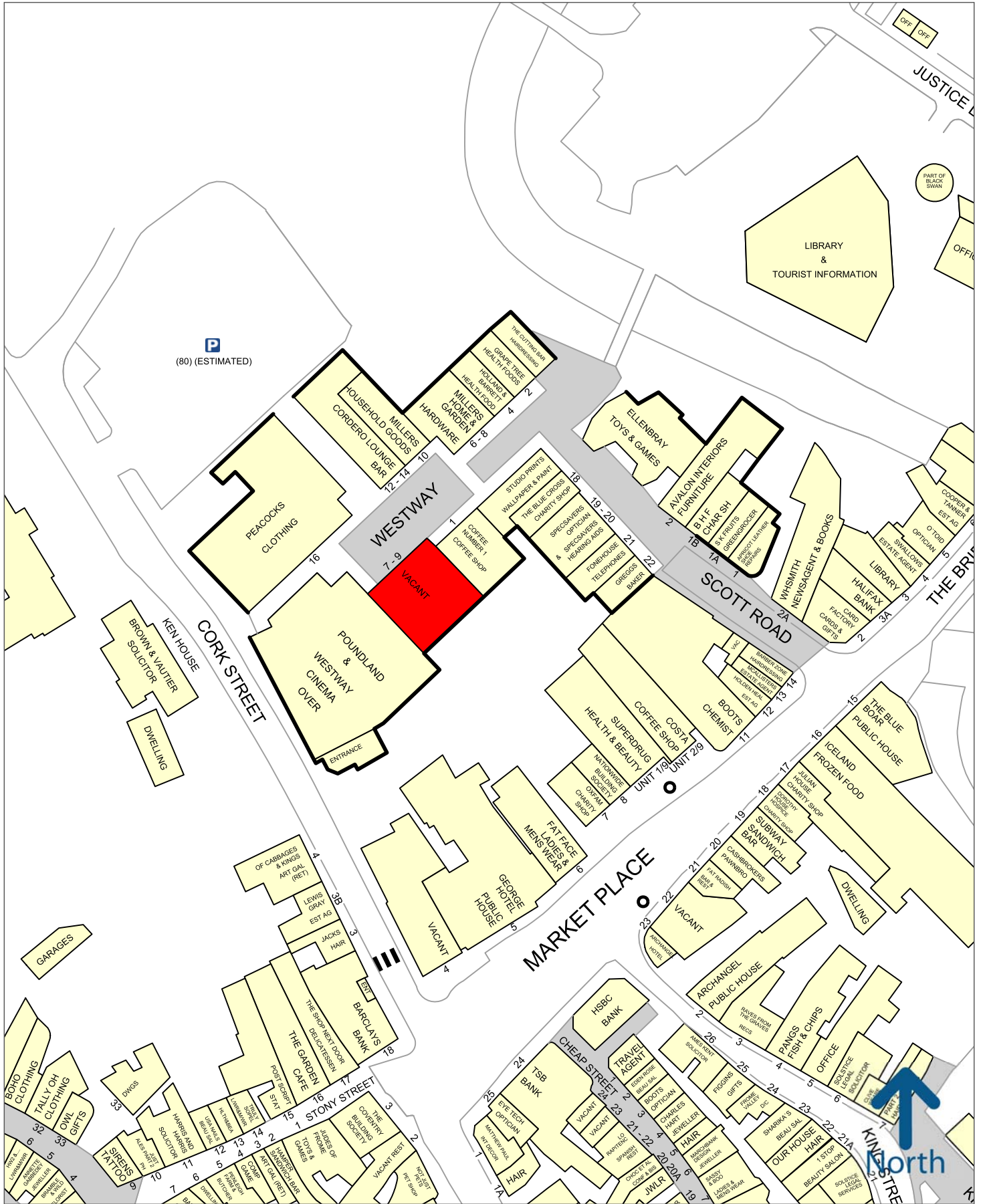
07549 120664

rebecca.harries@htc.uk.com

### John Mortimer (Smith Price LLP)

020 7318 5764 | 07774 118630





50 metres

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



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