

# FROME – UNIT 12/14, FIRST FLOOR WESTWAY SHOPPING CENTRE

**smithprice** RRG  
RETAIL & LEISURE

**\*\* TO LET ON NEW LEASE \*\***

**FIRST FLOOR SPACE WITH FANTASTIC ADJACENT ROOF TERRACE – IDEAL FOR RESTAURANT / LEISURE USE**

**SITUATED IN POPULAR WESTWAY SHOPPING CENTRE AND NEXT DOOR TO THE WESTWAY CINEMA**

**TWO PUBLIC CAR PARKS SITUATED NEARBY OFFERING SOME 450 SPACES**



\*CGI



\*CGI of view overlooking roof terrace

## LOCATION

Frome is a charming, 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**, **Cordero Lounge**, **Holland & Barrett**, **Specsavers** and **Greggs**.

The property will be accessed from a lobby situated between the new **Poundland** and the 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.

## THE PROPERTY

The premises will be arranged over ground and first floors offering the following approximate floor area:

Ground Floor Lobby	-	37.16 m <sup>2</sup>	400 ft <sup>2</sup>
First Floor	-	371.61 m <sup>2</sup>	4,000 ft <sup>2</sup>
External Terraces	-	406.45 m <sup>2</sup>	4,375 ft <sup>2</sup>

*NB: Further space on the ground floor could be offered if required.*

## LEASE

The unit is available on a new effective FRI lease, by way of a service charge, for a term to be agreed, with quoting terms available upon request.

## RATES

The premises will need to be re-assessed for rating purposes and interested parties are advised to make their own enquiries with the Business Rates Department of Mendip District Council – Tel: 0300 303 8588

## 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.

Further details upon application.

## COSTS

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

## EPC

An EPC is available upon request.



## FURTHER INFORMATION

For further information or to arrange an internal inspection of the premises please contact either:-

John Mortimer  
[johnmortimer@sprrg.co.uk](mailto:johnmortimer@sprrg.co.uk)  
 Tel: 07774 118 630

William Doherty  
[Willdoherty@sprrg.co.uk](mailto:Willdoherty@sprrg.co.uk)  
 Tel: 07718 108 225

Or our joint agents, Richard Saunders and Molly Dibble of Hartnell Taylor Cook - Tel: 0117 923 9234

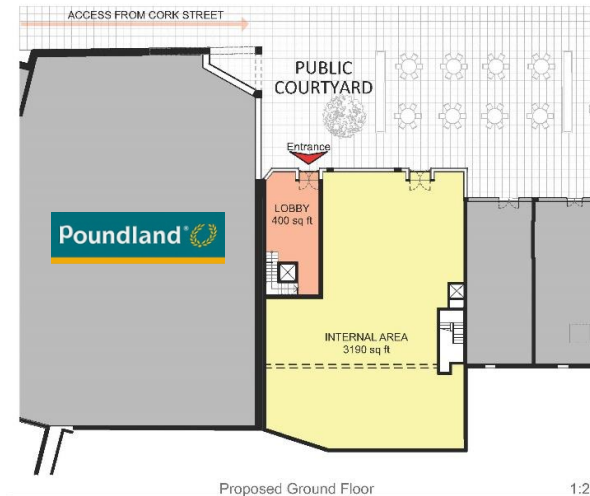
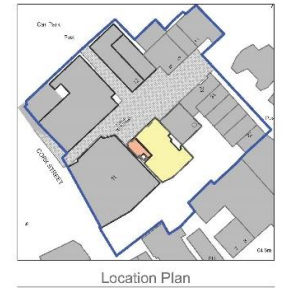
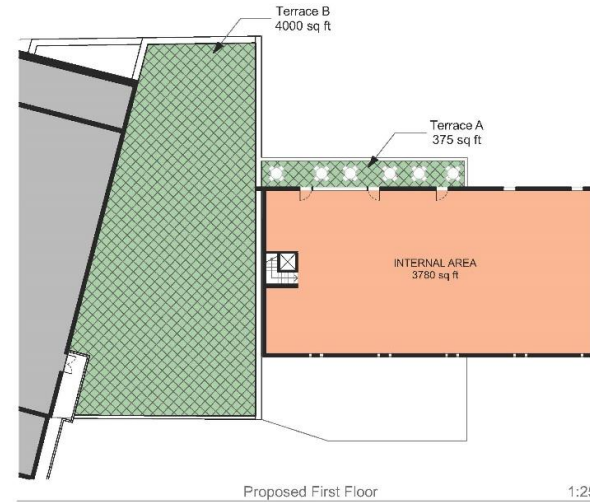
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## SUBJECT TO CONTRACT

### MISREPRESENTATION ACT

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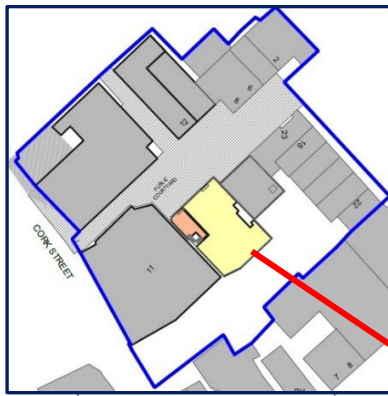


Rev#	Issue Date	Layout/Comment	Modified By: Initials	Created By: Initials
1	22 November 2023	Westway Centre, Frome - Unit 12-14 Gallery schematic		
2		Westway - First Floor Unit Schematic		
3		22 November 2023 scale	drawn LT checked NK	status CONCEPT

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**2121**  
**SK.10**  
**#**





50 metres



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Experian Goad Plan Created: 21/12/2023  
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