



Unit 14, Westway Shopping Centre

Frome, BA11 1BS

Prominent retail unit to let

3,163 sq ft

(293.85 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

Unit 14, Westway Shopping Centre, Frome, BA11 1BS

Summary

Available Size	3,163 sq ft
Rent	£27,500 per annum
Business Rates	To be reassessed
Service Charge	£1.80 per sq ft
EPC Rating	Upon enquiry

Description

The property comprises a retail unit arranged over ground and basement floors. The unit was formerly part of a larger retail premises, which has since been subdivided to create three self contained shops.

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 The Banking Hub with other nearby occupiers including Coffee #1, WH Smith, Superdrug and Boots.

Accommodation

The accommodation comprises the following areas:

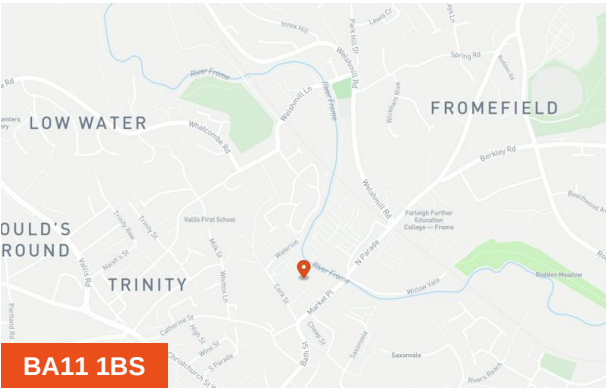
Name	sq ft	sq m	Availability
Ground - Sales	1,108	102.94	Available
Basement - Ancillary	2,055	190.92	Available
Total	3,163	293.86	

Terms

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

George Bashford

07549 120 664
george.bashford@htc.uk.com

Richard Saunders

07825 382835
richard.saunders@htc.uk.com

John Mortimer (Smith Price LLP)

020 7318 5764 | 07774 118630