Hartnell Taylor Cook

TO LET



Unit 2, Westway Shopping Centre

Frome, BA11 1BS

Prominent Unit To Let

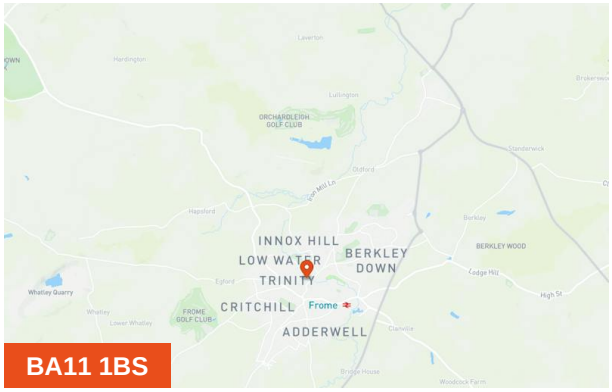
6,333 sq ft
(588.35 sq m)

- Central Unit in affluent market town
- Private service yard to the rear
- Avaliable on a new lease
- Nearby occupiers include Coffee #1, Holland & Barrett, Banking Hub, Grape Tree, Cordero Lounge (Loungers) and Westway Cinema

Unit 2, Westway Shopping Centre, Frome, BA11 1BS

Summary

Available Size	6,333 sq ft
Rent	£60,000 per sq ft
Business Rates	To be reassessed
Service Charge	£1.80 per sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)







Description

The property comprises a ground floor retail unit, arranged around a large, open plan floorplate offering flexible accommodation for a range of retail uses.

The unit also benefits from access to a private service yard to the rear, providing useful additional space for deliveries and servicing.

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 Coffee #1, Holland & Barrett, Banking Hub, Grape Tree, Cordero Lounge (Loungers) and Westway Cinema. The centre benefits from two public car parks offering a total of circa 380 spaces

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	4,883	453.65	Available
Ground - Ancillary	1,000	92.90	Available
1st - Stock	450	41.81	Available
Total	**6,333**	**588.36**	

Viewings

Strictly by prior appointment only.

Terms

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

Viewing & Further Information

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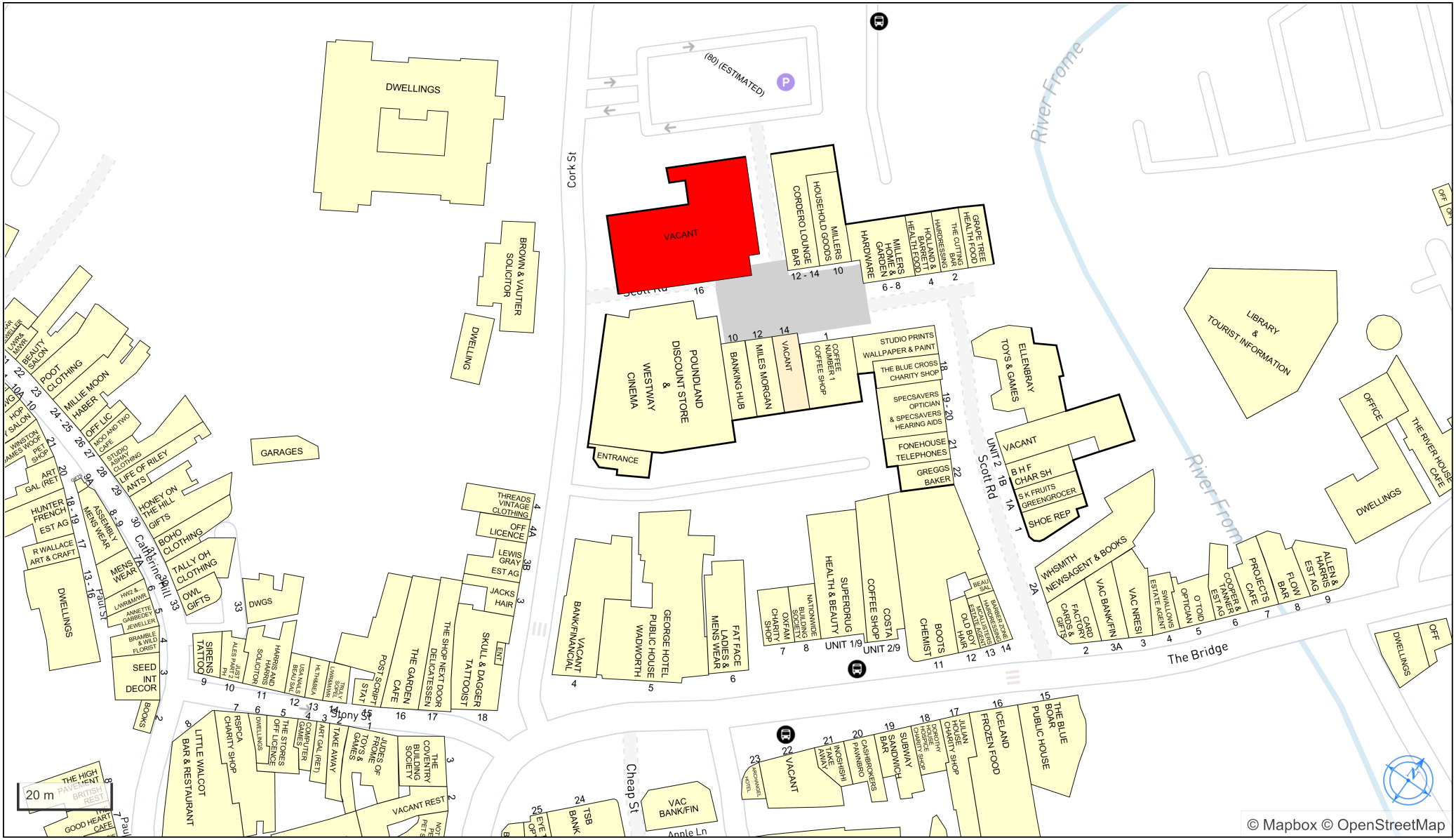
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Frome (Unit 14, Frome)

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Ordnance Survey

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