

## FROME – UNIT 12/14 (7/9) WESTWAY SHOPPING CENTRE

LARGE SHOP TO LET ON NEW LEASE IN AFFLUENT MARKET TOWN CLOSE TO COFFEE#1, POUNDLAND, PEACOCKS, GRAPE TREE, HOLLAND & BARRETT AND SPECSAVERS

**\*\* IDEAL FOR F&B / RESTAURANT USE WITH POTENTIAL TO COMBINE 1<sup>ST</sup> FLOOR AND ROOF TERRACE AND FOR OUTSIDE SEATING \*\***



### 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, which is due to increase substantially in the coming years. The town has been highlighted as one of The Times "Best Place to Live in Britain".

The Westway Shopping Centre is the town's principal shopping centre with occupiers including **Cordero Lounge**, **Holland & Barrett**, **Specsavers** and **Greggs**, amongst others.

The subject premises are situated between **Coffee#1** and **Poundland**, with other nearby occupiers including **Costa**, **Fat Face**, **Boots**, **Iceland**, **Superdrug** and the **Westway Cinema** together with two public car parks offering circa 450 spaces.

### THE PROPERTY

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

Ground Floor Sales	-	218.60 m <sup>2</sup>	2,353 ft <sup>2</sup>
Basement Ancillary	-	190.92 m <sup>2</sup>	2,055 ft <sup>2</sup>

*NB: The premises could be combined with 4,000 ft<sup>2</sup> at first floor and a further 4,374 ft<sup>2</sup> of external roof terrace with further information available on request.*

### COSTS

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

### LEASE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

### RENT

Upon application.

### EPC

An EPC is available upon request.

### RATES

The premises are to be reassessed and interested parties are recommended to make their own enquiries with the Business Rates Department of Mendip District Council - Tel: 0300 303 8588

### INSPECTION

Viewings can only be carried out with prior notice by contacting:-

**John Mortimer** [johnmortimer@sprrg.co.uk](mailto:johnmortimer@sprrg.co.uk) or  
**William Doherty** [willdoherty@sprrg.co.uk](mailto:willdoherty@sprrg.co.uk)

**Tel: 020 7409 2100**

**Or our joint agent, Richard Saunders and Rebecca Harries of Hartnell Taylor Cook - Tel: 0117 923 9234**

