

20 Cheap Street

Frome, Somerset, BA11 1BN

COOPER
AND
TANNER



Description

Rare opportunity to rent a retail space on Cheap Street, Frome with an attractive and versatile inset shop frontage.

The unit is currently occupied by 'Taylors Leather' and comprises principal retail area, storage area, kitchen together with staff welfare facilities with WC.

Best suited to a retail user, the property offers a great opportunity within a very well-established trading location.

Situated in the popular and historic location of Cheap Street in the centre of Frome, surrounded by local independent shops and nearby Superdrug, Costa Coffee and Boots Opticians. Within the Conservation Area, 20 Cheap Street is a Grade II listed building.

Public car parking is very close by.

Net Internal Area 49.38 sq m / 531.53 sq ft

£16,000 pa - To Let



Lease Terms

Available to let on terms to be negotiated, subject to the following suggested minimum terms:

- Proposed tenancies will be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive.
- A deposit will be payable. Tenant will make a contribution towards Landlords legal costs of £350 +VAT.
- Subject to references/credit checks.

It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has not been commissioned, and where required this will be the responsibility of the ingoing tenant.

The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copies of the Code can be obtained from <http://www.leasingbusinesspremises.co.uk>

Property Information

Local Council: Somerset Council 0300 123 2224

Business Rates: Rateable Value - £12,750. Small business rates relief may apply.

Services: We understand mains water, electricity and drainage are connected.
(Services and appliances not tested).

Tenure: Leasehold

EPC Rating: C/64

VAT: We understand that VAT is NOT payable on the rent.

Viewing: By appointment only through the agents **Cooper and Tanner 1908 Ltd.**

COMMERCIAL DEPARTMENT

Cooper and Tanner
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