

# 22 – 23a Market Place

Frome, Somerset BA11 1AN

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## Description

A prominent freehold building available with vacant possession, offering a wealth of opportunities within the centre of Frome.

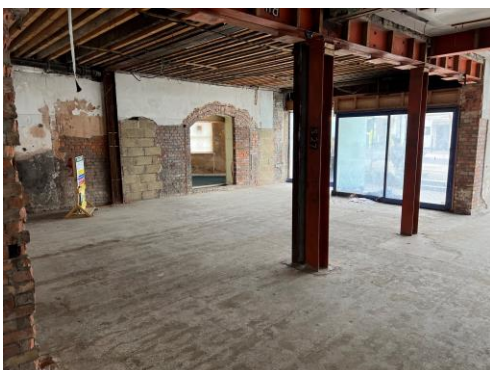
Ideally suited to a continued retail use on the ground floor but may offer scope for alternative uses of the upper floors e.g. office or possibly residential subject, of course, to any necessary consents.

Most recently occupied by Shoe Zone (footwear retailer). Now stripped and ready for occupier fit out and redevelopment.

**Aggregate Net Internal Area of 311.61m<sup>2</sup> / 3,354ft<sup>2</sup>**

## Location

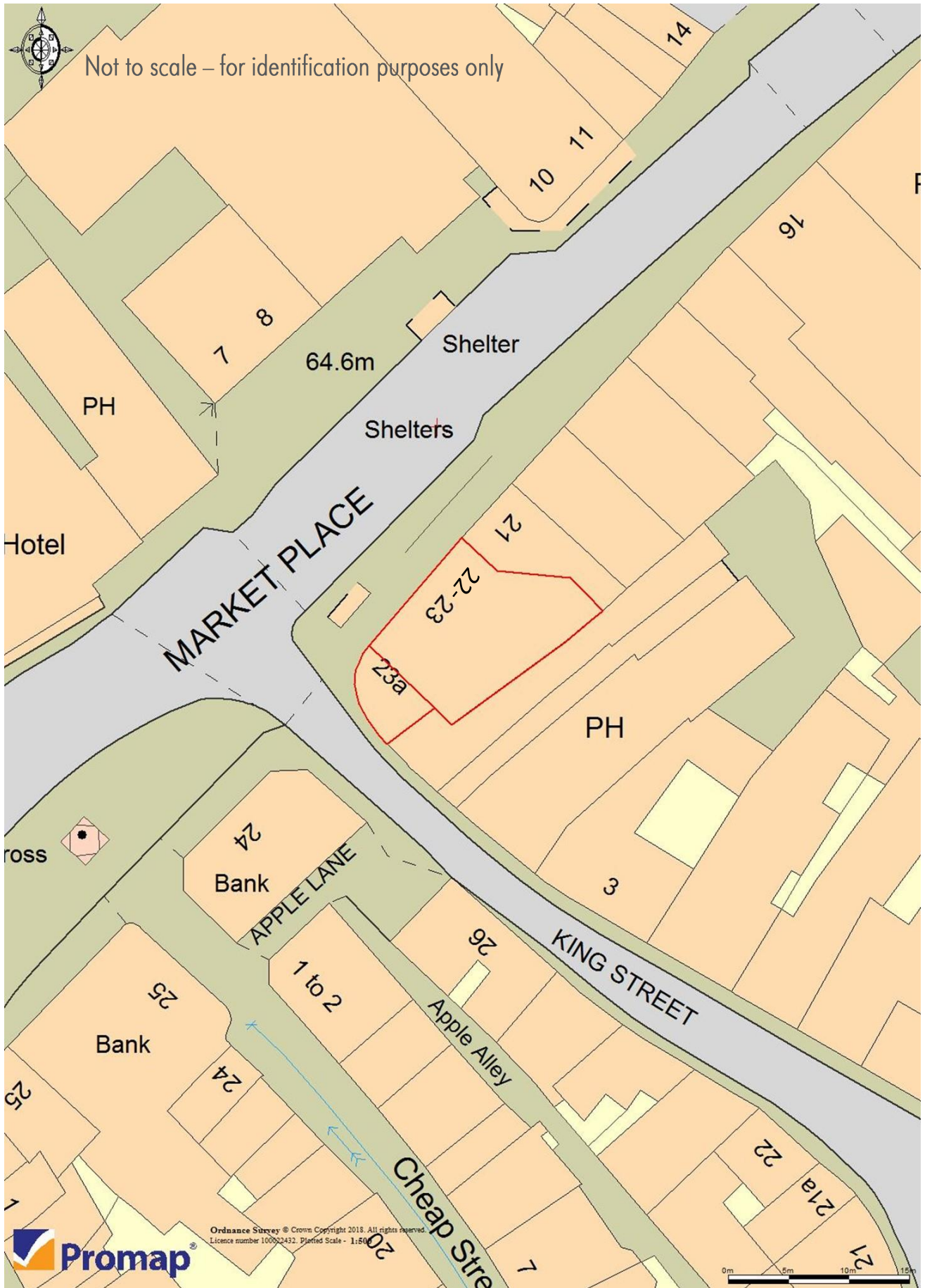
Located within an excellent trading location in the heart of the Market Place. Located opposite or within walking distance of TSB Bank, Nationwide Building Society, Costa Coffee, Superdrug, Fat Face and Marks and Spencer Simply Food.



**For Sale - £540,000 Freehold**



Not to scale – for identification purposes only



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**Accommodation:**

**Ground Floor 22/23 – 113.41 m<sup>2</sup> / 1,221 ft<sup>2</sup>**

Open plan Retail Area (104m<sup>2</sup>), Rear Storeroom (9.41m<sup>2</sup>), and stairwell to first floor.

**First floor 22/23 – 77.1 m<sup>2</sup> / 830 ft<sup>2</sup>**

Front Room 1 (21.53m<sup>2</sup>), Front Room 2 (24.49m<sup>2</sup>), Rear Room 1 (19.61m<sup>2</sup>), Rear Room 2 (11.47m<sup>2</sup>), W.C and access to 23A.

**Second Floor 22/23 – 50.69 m<sup>2</sup> / 546 ft<sup>2</sup>**

Front Room 1 (16.96m<sup>2</sup>), Front Room 2 (9.50m<sup>2</sup>), Kitchen (13.94m<sup>2</sup>), W.C's open to Store (10.29m<sup>2</sup>).

**Third Floor 22/23 – 48 sq m / 517 ft<sup>2</sup>**

Room 1 (21.66m<sup>2</sup> max), Room 2 (10.06m<sup>2</sup>), Room 3 (16.27m<sup>2</sup> max).

**22/23 Total Net Internal Area: 289.19m<sup>2</sup> (3,113 ft<sup>2</sup>)**

Retail Area Average Depth	10.05m (32.97 ft)
Retail Area Max Width	10.78m (35.36 ft)
Gross Frontage	12.1m (39.69 ft)

**23A – 22.42m<sup>2</sup> (241 ft<sup>2</sup>)**

(Primary access is taken from King Street).

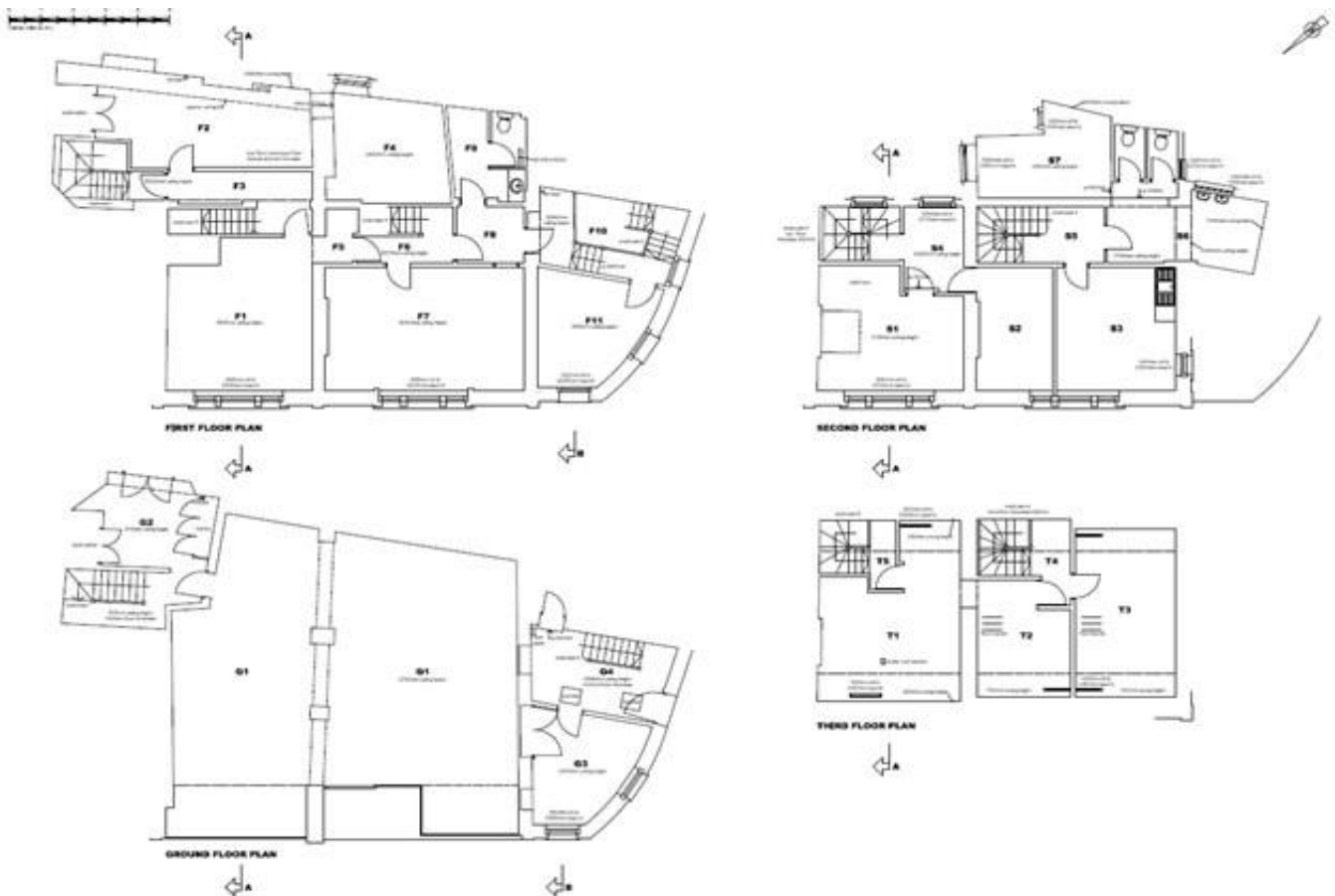
Ground floor reception Hall with stairs to first floor. Office (11.21m<sup>2</sup>). First Floor landing with access to 22/23 and Kitchenette (11.21m<sup>2</sup>).

**Aggregate Net Internal Area 311.61 / 3,354 ft<sup>2</sup>**

**Aggregate Gross Internal Area 393 / 4,230 ft<sup>2</sup> \***



*\*Approximate measurement taken from information supporting a previous planning application.*





**Planning:** Forms part of a Grade II listed property and falls within the Frome Conservation Area.

**Business Rates:** 22/23 - Taken out of the assessment and will need to be re-assessed; 23a - £4,350

**Local Council:** Somerset County Council.  
Tel: 0300 123 2224

**Services:** Mains electric, water and drainage. Services and appliances not tested.

**EPC Rating:** Energy Efficiency Rating of E/105.

**VAT:** We understand VAT is NOT applicable.

**Viewings:** By appointment through the sole agents  
**Cooper and Tanner 1908 Limited – 03450 34 77 58**



## COMMERCIAL DEPARTMENT

Telephone 03450 347758

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