

**Lot 33, 30 The Retreat, Frome,
Somerset BA11 5JU**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Freehold Industrial Investment with Development Potential

www.acuitus.co.uk

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Property Information

Freehold Industrial Investment with Development Potential

- Occupied by a carpenters workshop
- Attractive and historic Somerset market town
- Strategic location just 300 metres from Frome Railway Station
- Potential for development (subject to planning and consents)
- Site area of 0.06 ha (0.147 acres) with building of 1,353 sq ft

Lot

33

Auction

3rd November 2022

Rent

£7,000 per Annum Exclusive

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

On the Instructions of Network
Rail Infrastructure Limited

Location

Miles

15 miles south of Bath, 22 miles south east of Bristol, 29 miles north west of Salisbury

Roads

A36, B3090, B3092

Rail

Frome Railway Station

Air

Bristol Airport

Situation

Frome is an attractive and historic Somerset market town situated some 15 miles south of Bath. The town benefits from good road communications being situated close to the A36 Bath to Salisbury Road. The property is situated just off the main road running through Frome (A362), 300m away from Frome Railway Station. The immediate surrounding area is predominantly residential.

Tenure

Freehold.

EPC

EPC: E

Description

The property comprises an industrial unit currently used as a carpenters workshop arranged over the ground floor. The property also benefits from a site area of 0.06 ha (0.147 acres).

VAT

VAT is applicable to this lot.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions and gaining vacant possession. Interested Parties are referred to Frome Town Council - www.frometowncouncil.gov.uk - 01373 465757

Completion Period

6 week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Licensee	Term	Rent p.a.x.
Ground	Industrial/Warehouse	125.73 (1) (2)	(1,353) (1) (2)	AN INDIVIDUAL	1954 Act protected Tenancy Agreement commencing on 17 December 2001 with no term end date (3)	£7,000
Total		125.73	(1,353)			£7,000

- (1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)
(2) There is currently a mezzanine area at the property although this is not identified within the VO areas.
(3) See legal pack for more information

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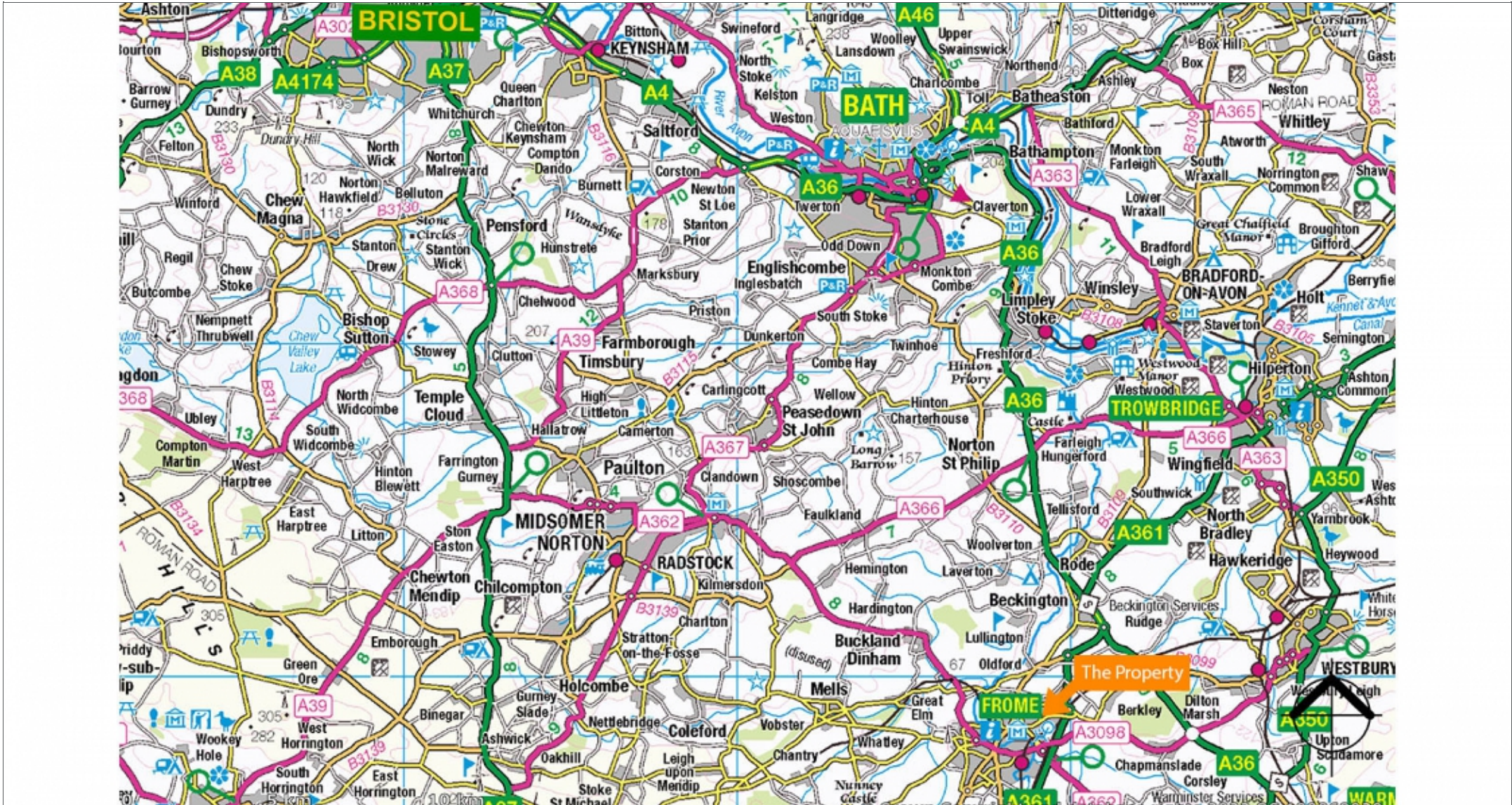
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September 2020