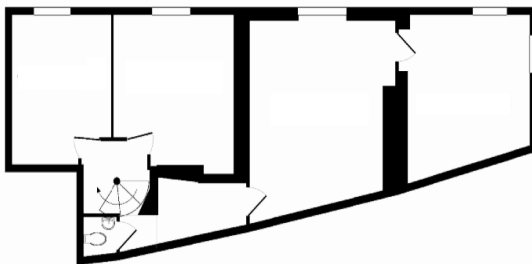
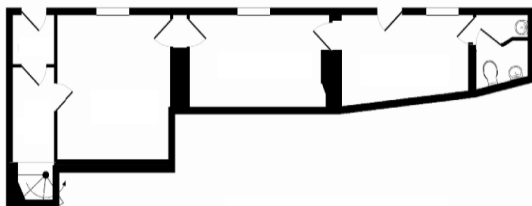


14 North Parade

Frome, BA11 1AU

COOPER
AND
TANNER



£185,000 Freehold

Description

An attractive period office type property, with vacant possession, situated close to the town centre and public car park. Excellent investment opportunity or potential for an owner occupier.

Currently occupied as a health clinic comprised of consultancy rooms on ground and first floor level but would suit a variety of similar consultancy or office-based uses. It may also offer potential scope for residential use, STPP. Whilst within the Conservation Area the property is not listed.

The building is constructed of part natural local stone and rendered elevations under pitched tile roof. uPVC windows and doors. It is in good decorative order and retains period features such as flagstone floors, curved internal doors, and period fireplaces.

Features

- Attractive building with period features
- Central location, easy access to public car park
- May offer scope for alternative uses, STPP
- Ideally suited to owner occupier or potential investment opportunity

Property Information

- **Business Rates** - £10,750 rateable value (100% relief may apply)
- **Tenure** - Freehold, vacant possession. Part flying freehold.
- **EPC Rating** - E (115) Copy available from agent.
- **Asbestos Survey** - Available from agent.
- **VAT** - We understand that the property is not elected for VAT.
- **Services** - Mains water, electric, drainage. Gas combi boiler.

COMMERCIAL DEPARTMENT
Telephone 01458 831077
41 High Street, Glastonbury, Somerset, BA6 9DS
commercial@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

