14 North Parade
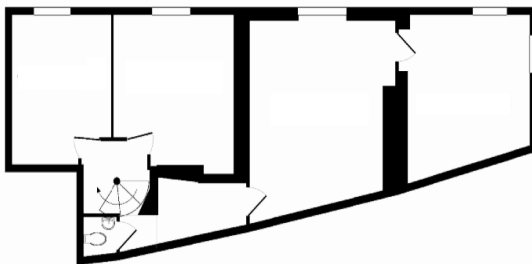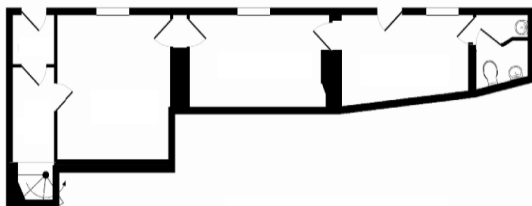## Frome, BA11 1AU

£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.

The Property Ombudsman   RICS   OnTheMarket