

# On the instruction of TSB Bank

## TO LET

### 24 Cheap Street, Frome BA11 1BN



#### KEY FEATURES

- LEASEHOLD
- MARKET TOWN
- FLEXIBLE LEASE

#### LOCATION

Frome is a busy East Somerset market town with a population of approximately 25,000. It serves a large catchment area along the Somerset/Wiltshire border which includes Bath (15 miles), Wells (15 miles) and Trowbridge (8 miles). Frome is accessed via the A361, which provides excellent transport links to the north via the M4 motorway and south to the A303 and A350. The premises are occupied Cheap Street, nearby occupiers include **TSB**, **HSBC** and **Boot Opticians**.

#### DESCRIPTION

The premises comprise a ground floor lock up retail unit. .

#### RATES

We are informed by the Local Rating Authority that the current Rateable Value of the property is £6,800

#### TENURE

Leasehold

#### EPC

EPC Rating (C) 63

#### PASSING RENT

Rent on Application.

#### TERMS

The property is available on terms to be discussed.

#### ACCOMMODATION

The unit is arranged over ground floor with the following approximate dimensions and net internal areas:

Ground floor	245.4 sq ft	22.8 sq m
TOTAL AREA	245.4 sq ft	22.8 sq m

#### VIEWING:

**STRICTLY BY PRIOR  
APPOINTMENT THROUGH:**

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Frome



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