



# COOPER & TANNER

THE ART OF AGENCY



## Commercial Department

Office to the rear of the Old Post Office,  
Market Place, Frome

**To Let from £9250 p.a. excl**

- 1<sup>st</sup> Floor Office suite 1 - 102.75m<sup>2</sup> (1,106ft<sup>2</sup>) NIA ●
- 2<sup>nd</sup> Floor Office Suite 2 - 86.12m<sup>2</sup> (927ft<sup>2</sup>) NIA ●
- New and competitive lease terms available ●
- Convenient town centre location ●
- Newly built and well appointed ●
- Available singly or as a pair ●

[www.cooperandtanner.co.uk](http://www.cooperandtanner.co.uk)





### Situation

The north Somerset town of Frome has benefited from significant residential and commercial development over recent years, and now comprises an important regional centre catering for a wide and diverse catchment area. Local traders include M & S Simply Food, Superdrug, Shoe Zone, Asda Supermarket, Sainsbury's and many others. Nearby towns include Shepton Mallet, Radstock, Midsomer Norton, Warminster, Westbury, Trowbridge and Bradford on Avon. The city of Bristol, Bath and Salisbury are all within commuting distance.

### The Premises

These brand new office suites form part of the Old Post Office redevelopment scheme being undertaken by Pang Properties Ltd. positioned in the centre of Frome. Constructed of reconstructed stone and rendered elevations under a tiled/slate roof (pitched), will offer versatile and well-appointed business space, enjoying a convenient town centre location. Each office suite is self-contained, and can be occupied singly or as a pair. Both offices can be tailored to suit the incoming tenant, and full internal inspection is strongly recommended.

### Viewing

Viewing is strictly through Cooper & Tanner Commercial Department Tel No. 01985 217711.

### Accommodation

Briefly the accommodation comprises the following:

#### Ground Floor:

**SHARED ENTRANCE VESTIBULE:** with stairs rising to:

#### First Floor:

**LANDING:** with access to:

**OFFICE SUITE 1:** - Awaiting fitting out and sub division, to include suspended ceilings with integral lighting, floor screed and floor covering. Wall mounted electric radiators, telephone point, power and light points. Fitted Tea Station with sink (h & c), fitted work surface and base unit. Cloakroom with low suite WC, wash hand basin (h & c).

**Total floor area – 102.75 sq.m. (1,106 sq.ft) NIA**

#### Second Floor:

**SHARED LANDING:** Access to:

**OFFICE SUITE 2:** - Awaiting fitting out and sub division to include suspended ceiling with integral lighting, and floor screed and floor covering. Telephone point, power and light points. Wall mounted electric radiators. Fitted Tea Station with sink (h & c) with fitted base unit and work surface. Cloakroom with low suite WC and wash hand basin.

**Total floor area – 86.12 sq.m. (927 sq.ft) NIA**

### Services

We understand mains water, electricity, and drainage are to be connected. Telephone to be connected subject to standard transfer regulations. (Services and appliances not tested).

### Directions

**FROM THE AGENT'S FROME OFFICE** – proceed on foot in a southerly direction to the town centre. Upon reaching the Nationwide, bear first right immediately before The George. After 50m the premises will be found on the right hand side facing the courtyard.

### Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet, BA4 5BT  
Tel: 01749 648999

### Outgoings

Office Suites 1 and 2 - Rateable Value: To be reassessed  
Rates in £: 0.414 (2010/11)

### Tenure

Each office suite is available on standard commercial lease terms (FRI) with the tenant responsible for internal repair and decorations. The tenant will be responsible for the payment of all usual outgoing i.e. water, electricity, rates and service charges, plus a proportion of building insurance premiums. Other terms by negotiation.

### Asking Prices

Office Suite 1 - £11,000 p.a. excl.  
Office Suite 2 - £9,250 p.a. excl.

### Estate Service Charges

It is confirmed that a management company has been established to undertake the maintenance and repair of common areas and facilities. The tenant will therefore be required to pay an annual estate service charge, on a proportionate basis. Details available on request.

### Personal Lift

It is noted that the building's specification does provide a personal lift to be included to serve the first floor. Where the incoming tenant has a requirement for this facility, this equipment can be included, subject to an uplift on the rental, to reflect these additional costs.

### Agent's Notes

1. All photographs are taken with a 28mm wide angle lens.
2. It is confirmed that the rent and service charges are chargeable to VAT at the standard rate.
3. The tenancy is subject to satisfactory references.
4. The tenancy will be excluded from the provisions of the Landlord & Tenant Act 1954, Sections 24-28 inclusive.
5. The incoming tenant will be required to contribute towards the landlord's reasonable legal costs in preparation of the tenancy agreement.
6. It is confirmed that an Asbestos Survey under the Control of Asbestos At Work Regulations 2006 has not been completed, and where required this will be the responsibility of the incoming tenant.
7. The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copies of the Code can be obtained from [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)
8. All measurements and floor areas have been scaled from architect's drawings, and are subject to verification. Where such information is critical, interested parties are advised to rely upon their own inspection and measurement for these purposes.

**DHB 21-05-13 Ref: CA/828/10**

EPC Awaited