

The Old Fire Station

Christchurch Rd West, Frome, BA11 1EH

COOPER
AND
TANNER



To Let - £24,000 per annum

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Location:

What3Words [///spoke.pace.other](https://www.what3words.com/#!/spoke.pace.other)

The property is located on Christchurch Road West, on the edge of Frome town centre and within a short walking distance from all town centre amenities.

Frome is a historic market town with a vibrant centre including many independent shops and restaurants. Frome has good transport links with regular rail services to Bath, Bristol and London

Description

The property is laid out as offices over two floors with a total GIA of 121.85 sq m (1311 sq ft). The property was originally a fire station and has been converted to a very high standard with toilets and amenity areas on both floors. The property would suit SME's and Creative Industry businesses, amongst others. There is on street parking nearby and long-term parking in the town centre.

Lease Terms:

The asking rent is predicated on a new lease on broadly the following terms:-

Immediately Available.

- Full repairing and insuring basis.
- Upward-only Rent Review and Tenant-only breaks at 3-yearly sensible intervals.
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (
- Tenant to contribute £600 towards Landlord's proper and reasonable legal costs.
- Deposit subject to references/credit checks.

Commercial Lease Code:

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Planning

The property is currently in Use Class E, Business, Service and Commercial.

VAT

We understand that the Property is not elected for VAT.

Business Rates

Rateable Value of To Be Confirmed (2026 List). This is not the rates payable.

Services

We understand the unit benefits from connection to mains water, drainage, and electricity. Services and appliances not tested.

EPC Rating

Commercial Energy Efficiency Rating TBC

Tenure

Leasehold.

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**

COMMERCIAL

Telephone 0345 034 7758

First Floor Office Suite, 1 Mendip Avenue, Shepton Mallet, BA4 4PE

commercial@cooperandtanner.co.uk

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.



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