

Former TSB Bank, 25 Cheap Street

Frome, Somerset, BA11 1BW

COOPER
AND
TANNER



Expressions of interest sought as a whole or part for a striking former banking premises available to let following full refurbishment, suited to a variety of town centre uses

To Let from £35,000 per annum

Former TSB Bank
25 Cheap Street
Frome
Somerset
BA11 1BW

From £35,000 per annum (Basement & GF)
Uppers available £12sqft NIA

Description

Available in the Autumn, this historic bank building is currently undergoing a total refurbishment to create a large open plan retail/commercial unit space at ground floor and basement with new office space on the upper floors. **Enquiries are invited as a whole or in parts.** There are two separate entrances to the uppers allowing them to be let separately from the ground floor.

The refurbishment is being undertaken to a very high standard and highlights the character of the former banking hall, whilst offering modern flexible space for occupiers.

Accommodation (approximate areas)

Basement	44 sqm	(473 sqft)
Ground	142 sqm	(1,537 sqft)
First	115 sqm	(1,237 sqft)
Second	72 sqm	(775 sqft)

Total Floor Area 373sqm (4,022 sqft)

Location

The property is in the historic market town of Frome, Somerset. It sits within a prime trading location in the heart of the Market Place, and at the entrance to the popular Cheap Street. Nearby occupiers include Nationwide Building Society, Costa Coffee, Superdrug, Boots, Fat Face and Marks and Spencer Simply Food. There is ample public car parking within a short walk of the premises. Frome has an existing population of circa 21,000 and has excellent road and rail connections to Bath, Bristol and beyond.

What3Words

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Planning

We understand the unit is Listed Grade II and within a Conservation Area. It would suit a variety of users such as restaurant, café, offices, retail and general E Class type uses subject to necessary consents.

VAT

We understand that VAT will be payable on the rent.

Business Rates

Rateable Value of £ £41,750 (2026 List).

This is not the rates payable. Will need splitting with the VOA depending upon areas taken.

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 of E/115

Lease Terms

Available to let on flexible lease terms to be negotiated. FR&I equivalent basis. Excluded from security of tenure provisions. Subject to satisfactory referencing and security.

Expressions of Interest

We are seeking expressions of interest from potential occupiers seeking representation in this prime location. Detailed terms to be confirmed.

Viewings

By prior appointment only via Cooper & 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.

COMMERCIAL

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