



Unit 4
Handlemaker Road
Frome
BA11 4RW

Industrial / Trade Counter Accommodation
10,325 sq ft (959 sq m)

- Trade counter location
- Good road/rail links
- Established local occupiers
- Prime location off Handlemaker Road

LOCATION

The property is located off Handlemaker Road, providing excellent access to Frome town centre and the wider region. The property is within 1 mile of the A361, providing good access to Shepton Mallet and Trowbridge, onto the A36 connecting Frome to Bath and Warminster.

Nearby occupiers include Toolstation, Sydenhams, Homebase and Schneider Electric.

DESCRIPTION

A substantial self-contained office element finished to a high standard.

A detached workshop unit comprising steel portal frame construction with concrete blockwork, brick and profile sheet clad elevations and concrete floor housing Ground floor workshop units along with a substantial self-contained office unit on the First floor, finished to a high standard. Noting that the Ground floor is in the process of being cleared such that it will be suitable for a variety of manufacturing uses or warehouse and other commercial uses (subject to planning).

The First-floor accommodation is currently let as self-contained office space, finished to a high standard and under lease through to December 2024 (and it is understood that the tenant would be willing to consider a new lease should vacant possession of the whole building not be the preferred option of the buyer).

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	Sq Ft	Sq M
Internal Accommodation		
Vacant Possession – Workshop / Joinery		
Ground (including Mezzanine Floor)	8,045	765
Let – Self-Contained Office Space:		
First Floor Office & Ground Floor	2,280	212
Aggregate Gross Internal Area	10,325	959

Minimum eaves height in the open workshop area of 4.75m / 15' 7";
Height to ridge of 7.20m / 23' 7".
Two manual roller shutter doors to front, opening of 3.58m / 11' 8" wide x 4.47m / 14' 7" high. Separate personnel doors to front.

Ext. Yard Area to Side of Workshop Approx. 15m x 24m overall.

PLANNING

We understand the property benefits from Use Class B2 (General Industry). Prospective occupiers should rely on their own enquiries with the local planning authority.

TERMS

The property is available Freehold.

Consideration will be given to a new lease subject to separate negotiations.

PRICE

Offers in excess of £800,000 for the Freehold interest.

VAT

The property remains exempt from VAT and as such VAT should therefore not be payable on the purchase price.

LEGAL COSTS

Each party is responsible for their own legal costs.

SERVICES & FIXTURES & FITTINGS

The units benefit from connection to mains electricity, mains water and mains drainage. No gas. Internal heating is provided by oil-fired central heating system to the offices; space heater in the workshop. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition.

SUBJECT TO CONTRACT

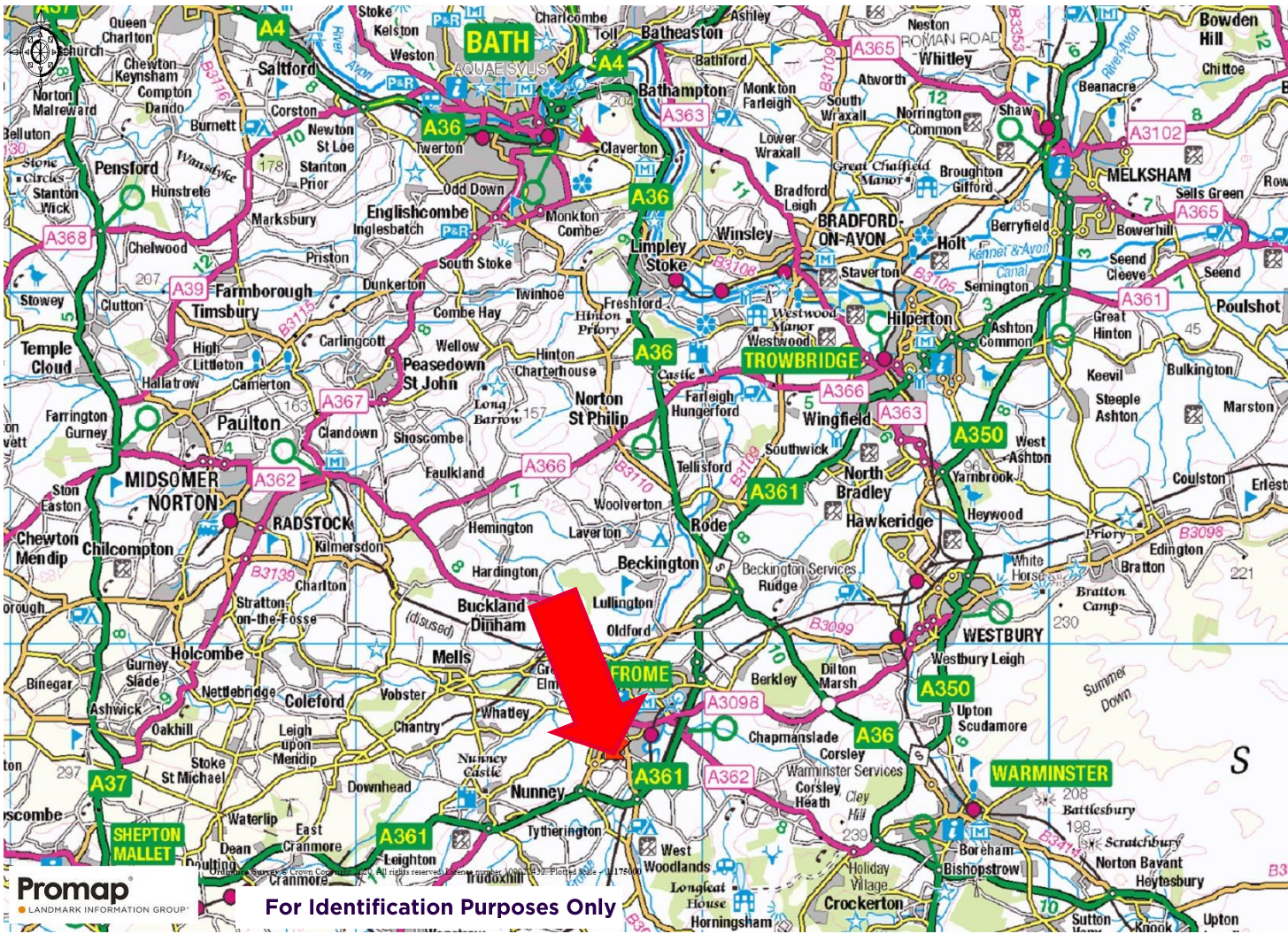


RATEABLE VALUES

A search on the Valuation Office Agency website revealed the property is currently split into multiple hereditaments and will need re-assessing post purchase depending on how the space is occupied. Aggregate Rateable Values of £57,975 (2023 List); this is not the Rates Payable. Further details available upon request.

EPC

Energy Rating & Score of E125 – copy available upon request.



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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August 2024
Carter Jonas