

Commercial
Unit 2, The Old Printworks
Caxton Road
Frome
BA11 1NF

A brand-new ground floor unit on the approach of this new mixed-use development within the town.

This new development will soon comprise of 135 mixed size high quality residential homes within reach of the town centre and Frome's railway station.

The neighbouring commercial premises are occupied by a Spar convenience store and a Papa John's Pizza takeaway.

RENT

£18,000 per annum plus VAT

LEASE

A new effectively full repairing and insuring lease for a minimum 5 year term to be agreed.

The unit is available as a shell finish only, so Rent Free incentives are available for the occupiers internal fit out.

SERVICE CHARGE

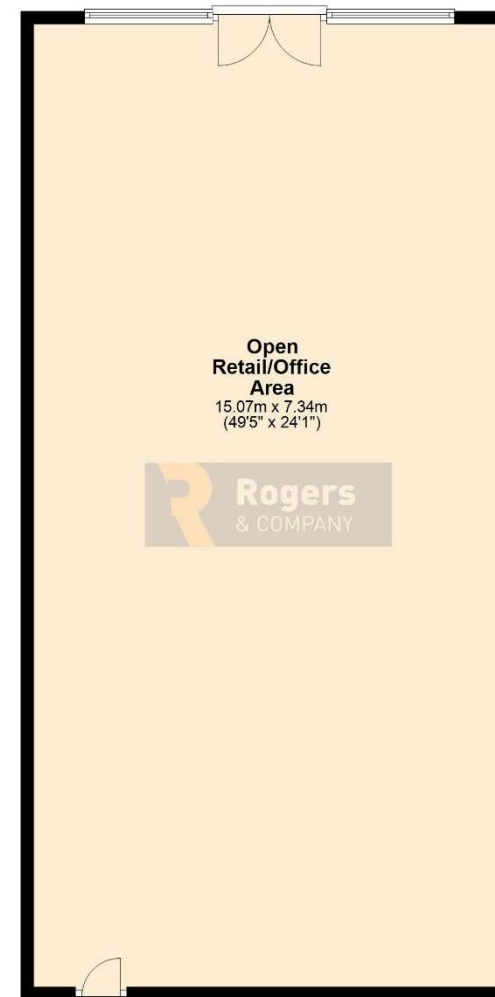
There will be a charge payable toward the repair and maintenance of the common parts and the external structure.

PARKING

There is unrestricted parking immediately to the front of this unit, to the rear is an access road with a single personnel door into unit 2.

Ground Floor

Approx. 110.6 sq. metres (1190.6 sq. feet)



Total area: approx. 110.6 sq. metres (1190.6 sq. feet)

This floor plan is a guide only
Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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