

# Myddelton&Major

FOR SALE

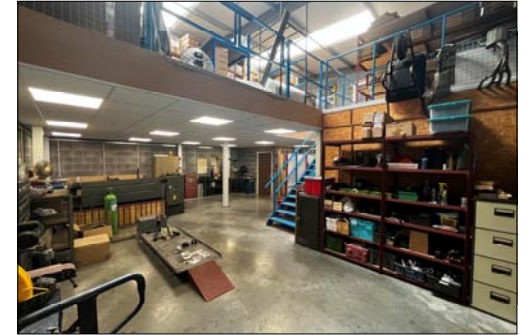


Unit R12, Enterprise Zone,  
Commerce Park, Frome, BA11 2FE

Industrial/Warehouse Unit  
with Mezzanine Storage Floor

1800 sq ft (167.22 sq m)

Well Located Popular  
Business Park



## Location

Frome is a market town with a population of 27,898 (Source: 2021 Census), situated in a strategic location on the Somerset/Wiltshire border with excellent road and rail access to major networks. The M4 is accessed via the A36 and Frome Railway Station offers direct mainline services. Bristol Airport is approximately 30 miles away.

Commerce Park is located midway between the M4, M5 and A303 corridors close to the junction of the A36 and A361. Commerce Park is approximately 14 miles south of Bath and 13 miles from the A303 and is situated on the A361 (Frome by-pass), approximately 2 miles south of the A36/A361 junction. Established businesses at Commerce Park include Screwfix, Euro Car Parts, Total Plumbing, Primavera Aromatherapy, Acheson & Acheson and Imperial Commercials. Facilities include the Premier Inn, Frome Flyer Pub, Shell Petrol Filling Station, Budgens Convenience Store, Greggs and Subway.

The property is situated in the Enterprise Zone, the first speculative development of starter units on Commerce Park, built around 2006 and readily accessible from the adopted road infrastructure via Marshall Way.

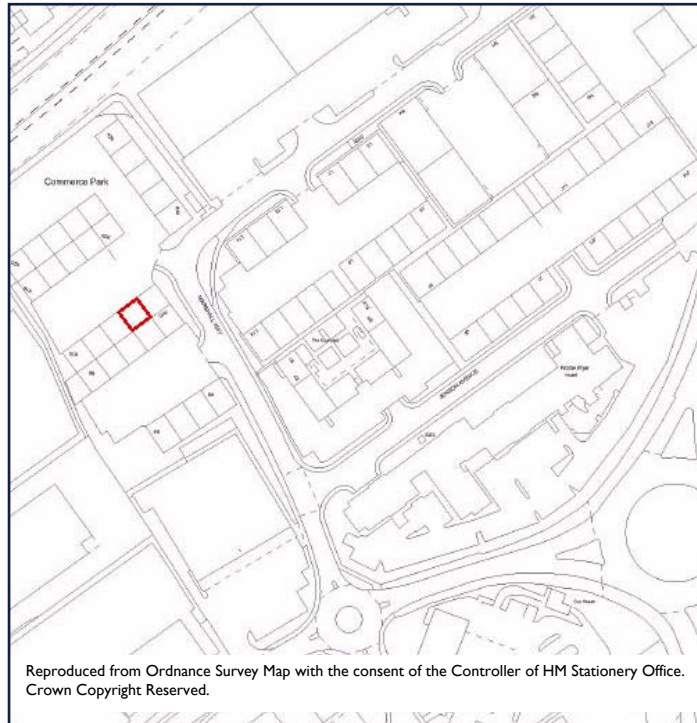
## Description

The property comprises a mid terraced warehouse of steel portal frame construction with insulated profile steel cladding to walls and roof, built in 2006. Internally there is a mezzanine storage floor and the property is accessed via a personnel access door and an electrically operated loading door. There is a disabled standard WC.

Externally, there is a tarmacadam forecourt providing access for loading and 3 allocated parking spaces.

## Planning

The Enterprise Zone units have planning consent for B1, B2 & B8 uses (Application Ref: 108277/023). Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Somerset Council, Cannards Grave Road, Shepton Mallet, BA4 5BT. Tel: 0300 303 8588.



## Accommodation

Ground Floor Warehouse	1000 sq ft	( 92.90 sq m)
First Floor Mezzanine Storage	800 sq ft	( 79.89 sq m)
<b>Total</b>	<b>1800 sq ft</b>	<b>(167.22 sq m)</b>

## Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).

## Tenure

Freehold.

There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Park.

## Price

£220,000.

## VAT

VAT is payable on the sale price.

## Business Rates

To be assessed, as current assessment combined with adjoining unit.

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

## Services

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## Energy Performance

The property has an EPC rating of C71.

## Viewing

Strictly by appointment only.

Ref: PH/JW/17284-R12

## Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.