

**Commercial**  
**2a Market Place**  
**Frome**  
**BA11 1AG**

**Rent £20,000 pa Plus VAT**  
**Ratable Value £12,250**

A centrally located and prominent ground floor former café/retail unit that was used as the Market Cross Café for over two decades. Split level with front reception and storage cupboard with steps leading to the rear naturally lit via a large skylight/lantern with seating/retail area and formerly the kitchen area. Gas, electricity and extraction are connected.

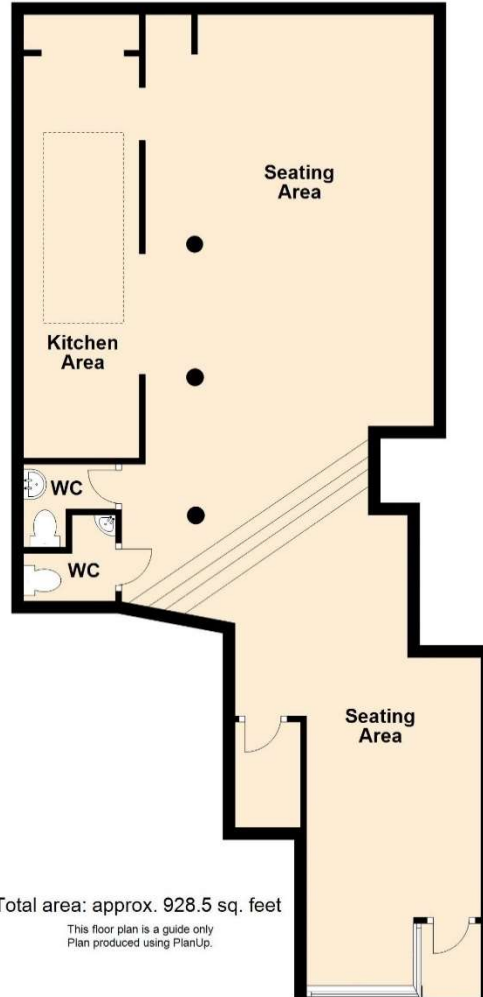
928 sqft (86.3 sqm) in total.

Available by way of new, internally fully insuring and repairing lease.  
 Long Lease Available

Each Party is liable Their own legal Fees

Usage: planning usage established A3,  
 other usage could be obtained subject to approval

**Ground Floor**  
 Approx. 928.5 sq. feet



**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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