



Commercial Investment

Parade of Shops
1-9 St Johns Road
Frome
BA11 2BA

Guide Price £235,000

A freehold parade of five ground floor retail units along with annual ground rent investment. Currently producing £18,310 per annum in rent. The details of the properties available are as follows:

1 & 3 St Johns Road. Convenience store 948sqft/88.1sqm subject to a 10 year lease from 2020 at an annual rent of £8,500pa with a review in 2025.

5 St Johns Road. Barber shop 265sqft/24.6sqm subject to a 5 year lease from 2020.

7 St Johns Road. Sold off on 125 Leasehold from 7/2000 with an annual ground rent of £50.

9 St Johns Road. Beauty Salon 638sqft/59.3sqm subject to a 5 year lease from 2019 at an annual rent of £6,000pa 1a, 5a, 7a, & 9a sold off on 125 leasehold from 1997 with an annual ground rent of £40 per flat.

The property is Freehold

All Main Services are connected and are the responsibility of individual tenants

There are no landlord/communal areas to the building.

The buildings insurance is the responsibility of the freeholder and reimbursement is subject to the terms individual leases.

All rates are payable by the tenants

There are copies of the leases available in the office.



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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