





# The Welsh Mill Frome, Somerset BA11 2LE

## Guide Price £1,500,000

A former vinegar factory and engineering works which in recent years has been converted into an established business hub, housing many small 'cottage' industries and larger established companies.

The internal space is in the region of 2,262 Sqm with around 30 separate short lease organisations creating a gross annual salary of £137,000.00. In addition, the owners also occupy 'rent free' space and there are further undeveloped areas, which could increase the yield.

There is a carpark to the north and additional parking and commercial vehicle access towards the south.

Prior to the recent partitioning the four building were larger open plan industrial spaces,



### Residential Sales

*Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.*

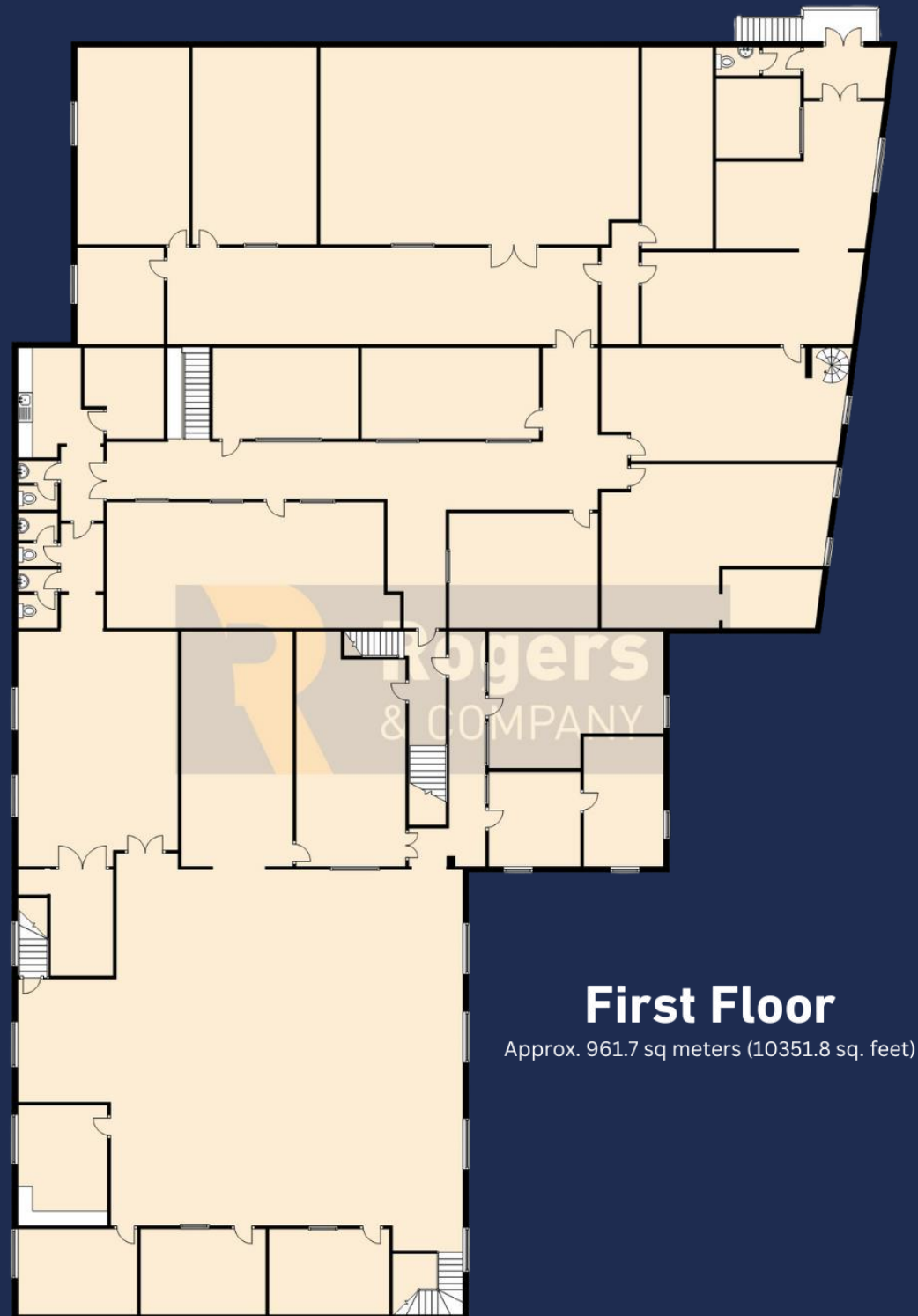
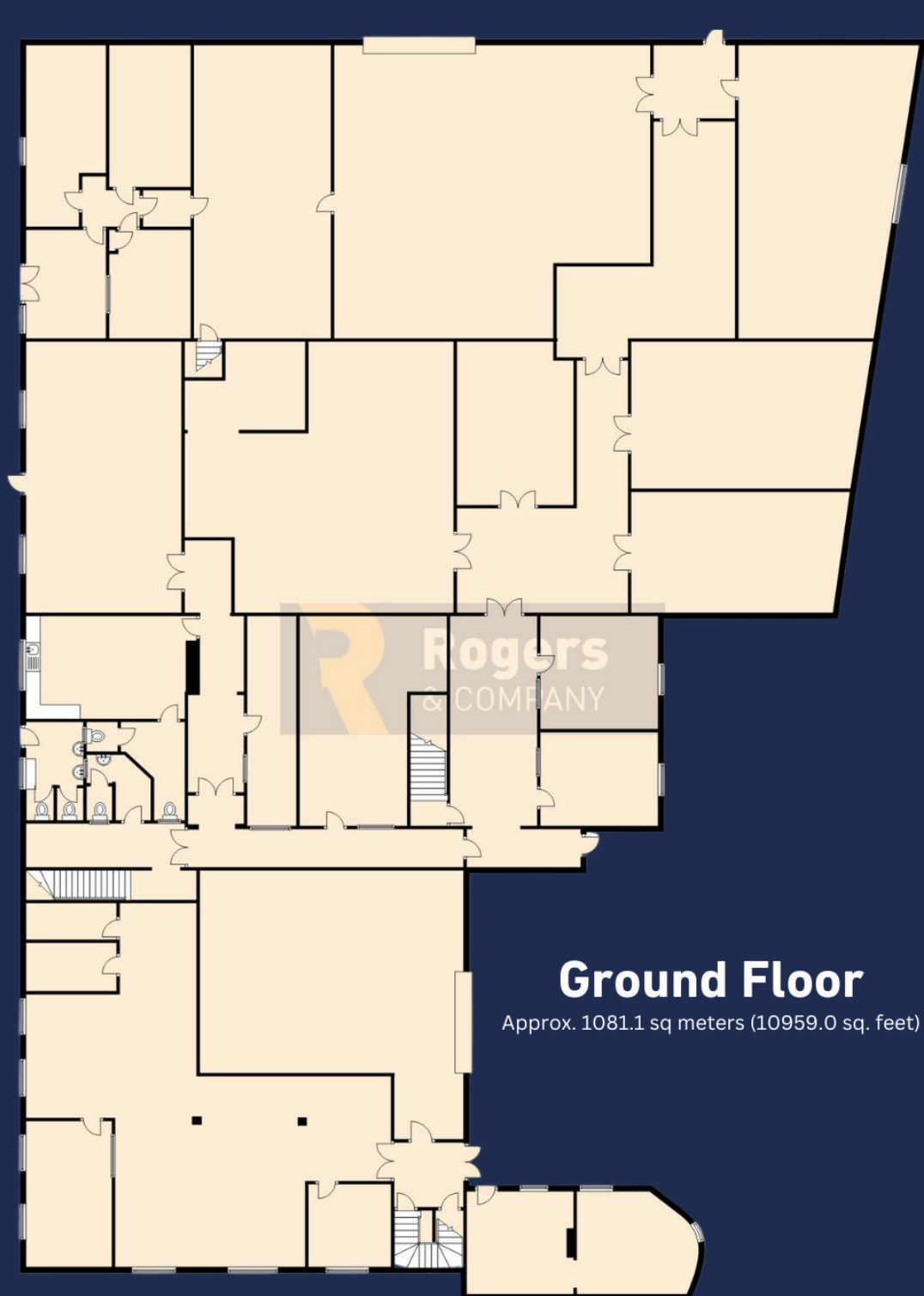
### Residential Lettings

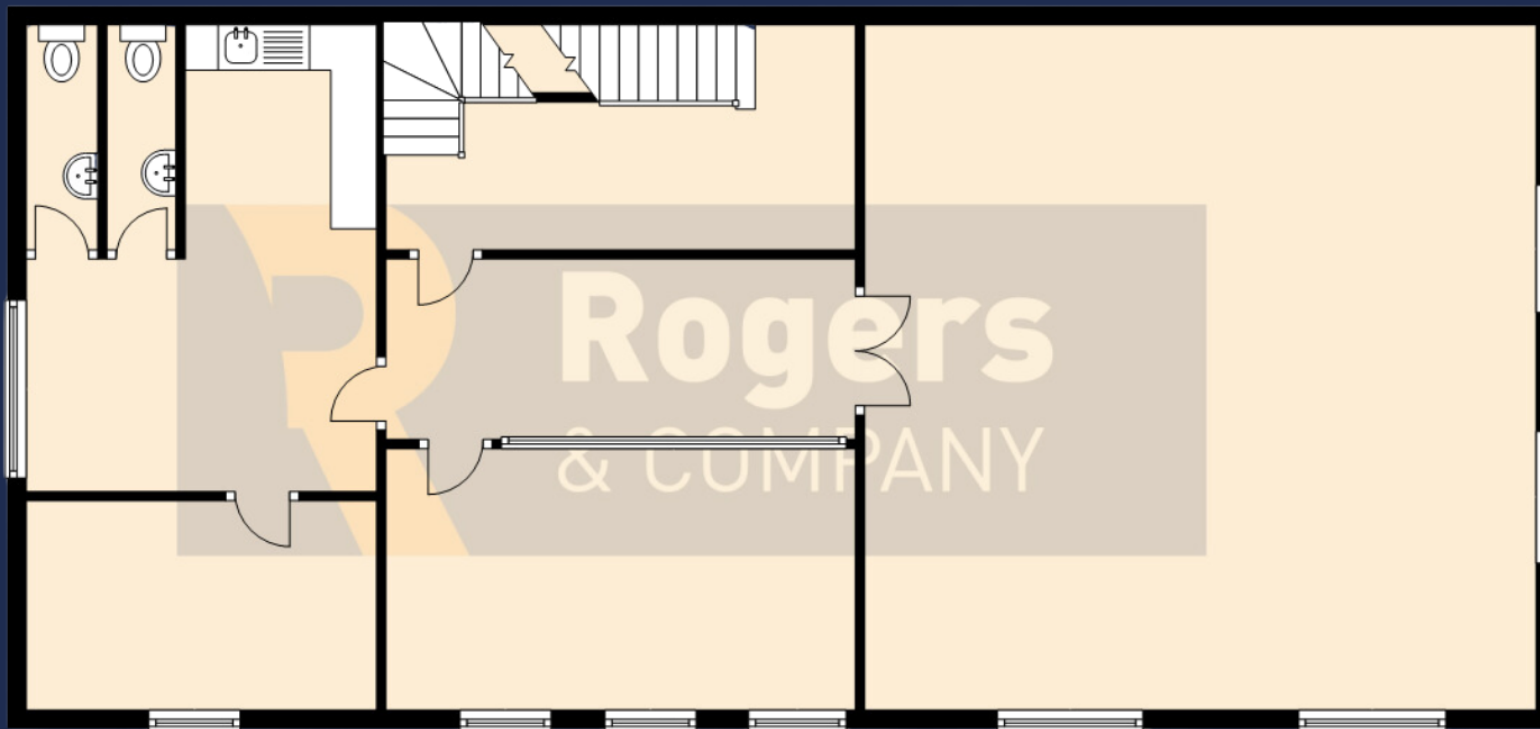
*Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.*

### Commercial Sales and Leasing

*Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.*

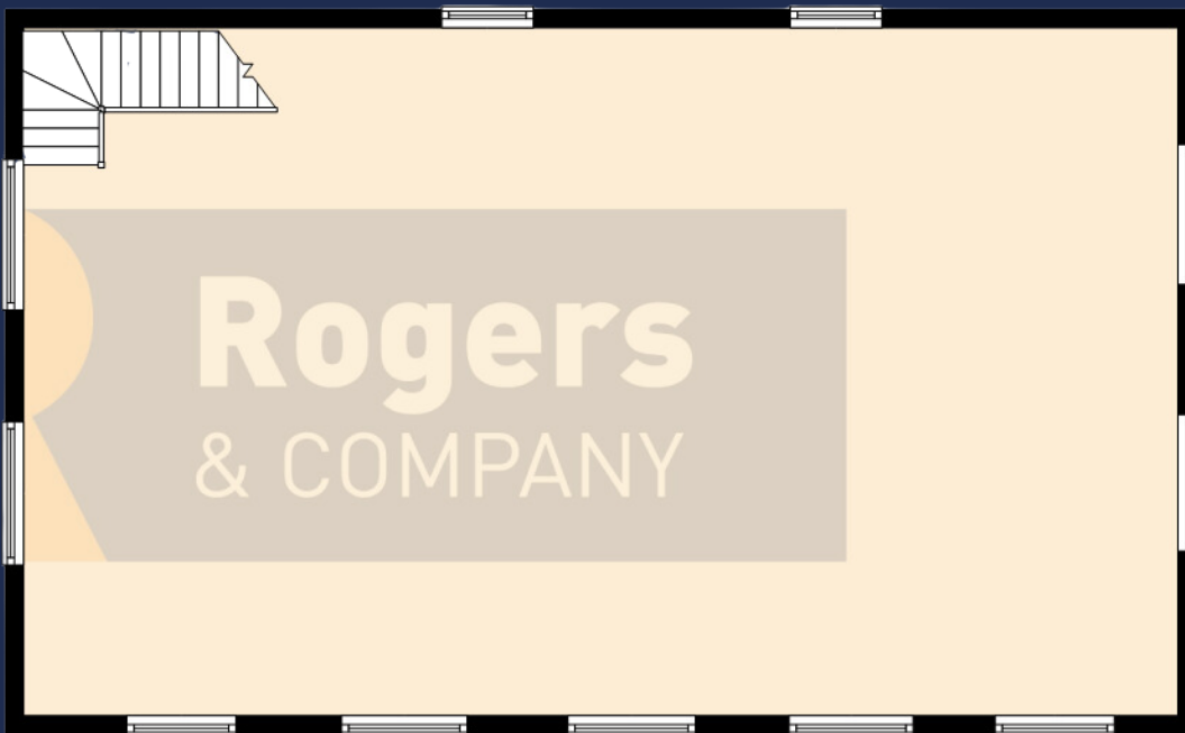






## Second Floor

Approx. 124.8 sq meters (1343.0 sq. feet)



## Third Floor

Approx. 94.4 sq meters (1015.6 sq. feet)





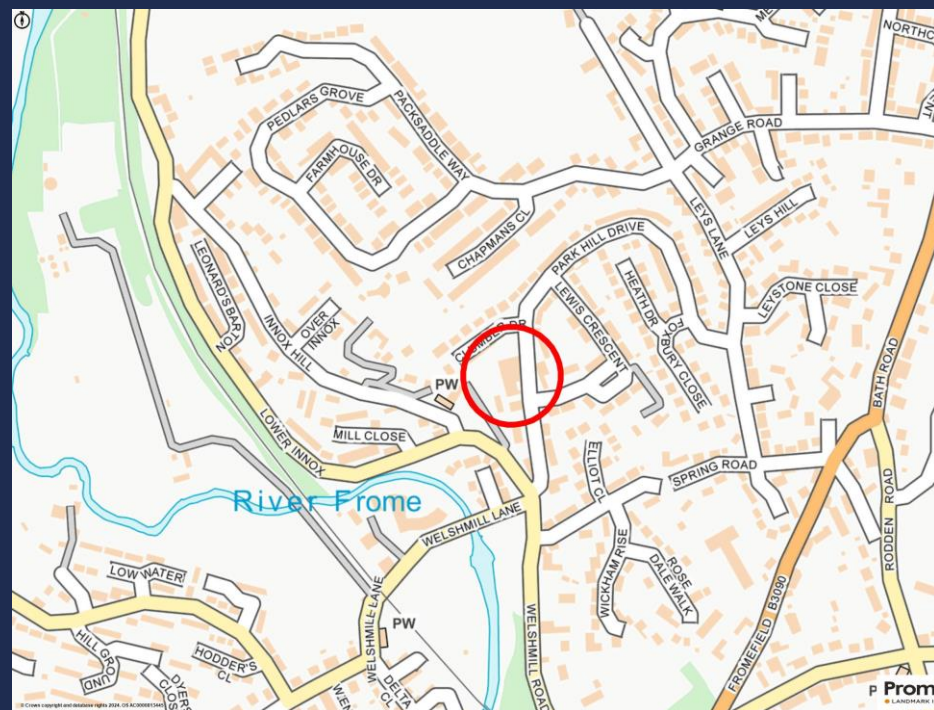
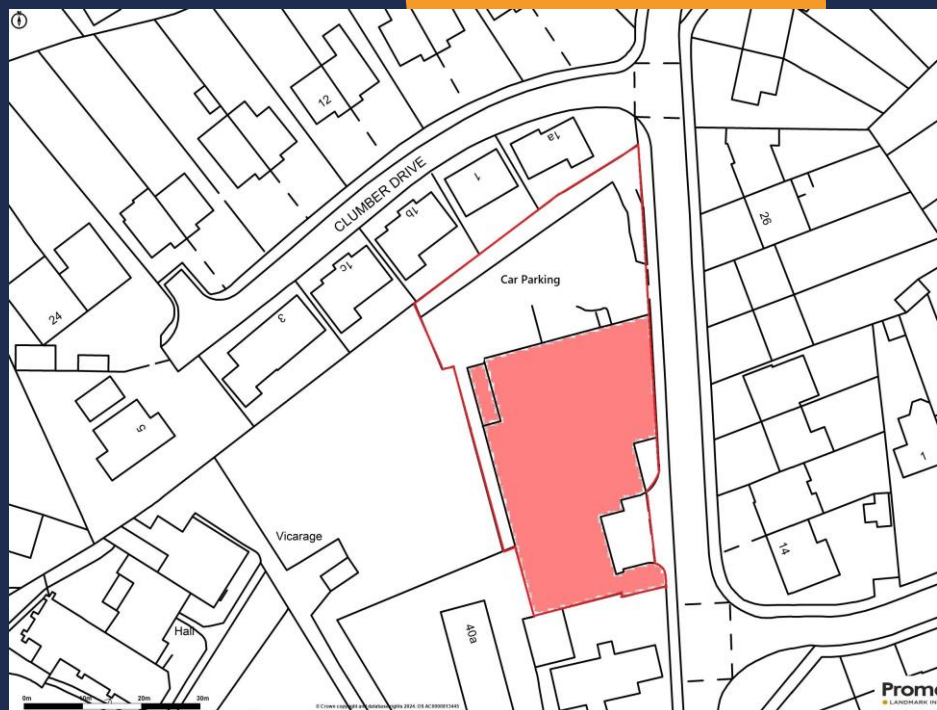




## The Welshmill Park Hill Drive Frome BA11 2LE

Tenure is Freehold

Water, Electricity and Gas Connected, Septic Tank Drainage



**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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