



4 Catherine Hill, BA11 1BY
4 Paul Street, BA11 1DT
Frome, Somerset

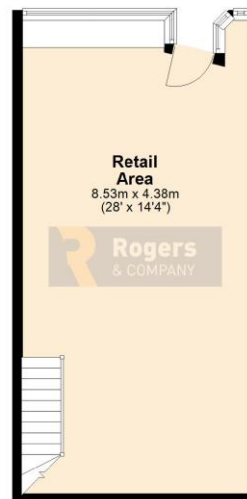
Guide Price £200,000

A rare opportunity to acquire a Grade II listed freehold property, comprising of a two-storey retail unit alongside a two-storey residence.

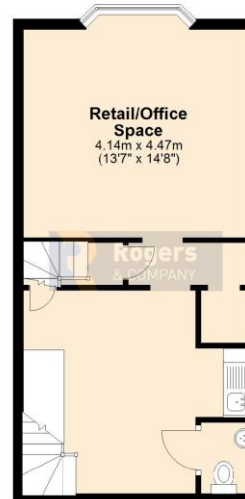
A charming two-storey retail unit is situated in the heart of the vibrant St Catherine's district, an area renowned for its independent shops and historic character.

Accessed separately from Paul Street, the property features a two-storey dwelling in need of complete renovation. The residence requires significant works, including roofing, rewiring, and damp treatment, but presents a rare chance to create a highly desirable home in one of Frome's most sought-after locations. With vision and investment, this could be transformed into a unique and characterful residence.

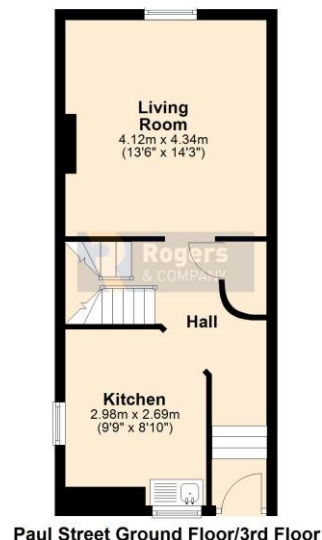
Ground Floor Catherine Hill



1st Floor Catherine Hill



Total area: approx. 149.1 sq. metres (1605.0 sq. feet)



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 been 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.

- Vacant Freehold Building
- Two Storey Shop Unit
- Two Storey Residential Property
- Prime Central Location
- Essential Works Needed
- Live and Work Space
- Investment Potential
- Rare Opportunity

- **Catherine Hill Shop**
- Retail Area 8.53m x 4.38m (28' x 14'4")
- First Floor 4.47m x 4.14m (14'8" x 13'7")
- First Floor 3.91m x 3.35m (12'10" x 11') max

- **Paul Street House**
- Kitchen 2.98m x 2.69m (9'9 x 8'10)
- Living Room 4.34m x 4.12m (14'3 x 13'6)
- Bedroom One 3.84m x 3.35m (12'7 x 11')
- Bedroom Two 4.34m x 3.2m (14'3 x 10'6)



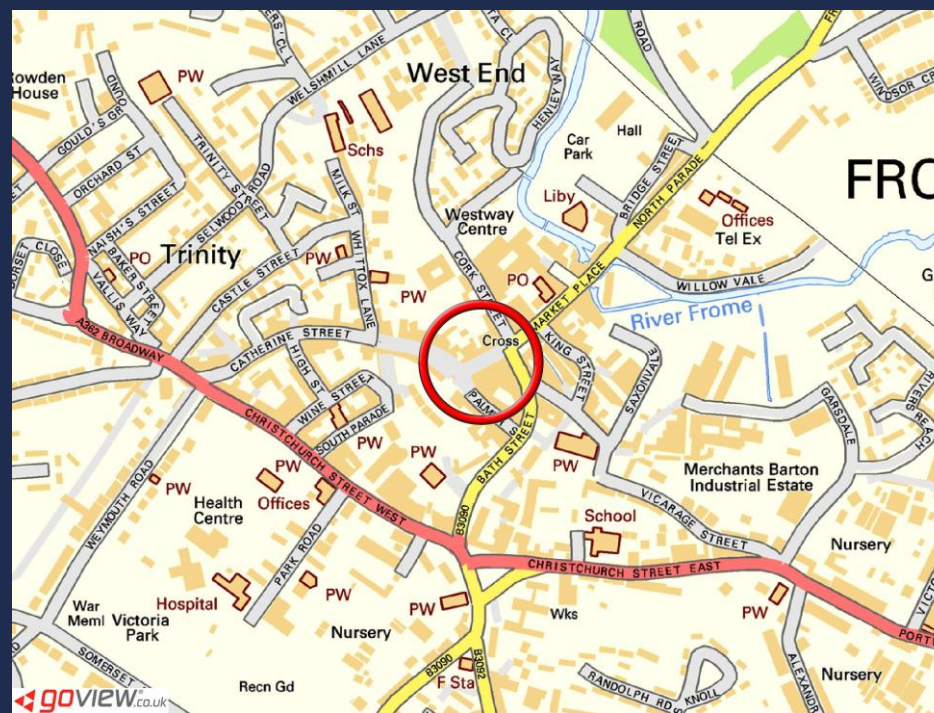


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The Tenure is Freehold

4 Paul Street Council Tax: TBA

4 Catherine Hill Business Rateable Value: £8,500 PA



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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