



Commercial Investment

3 Cheap Street, Frome

Somerset BA11 1BN

Guide Price £165,000 +VAT

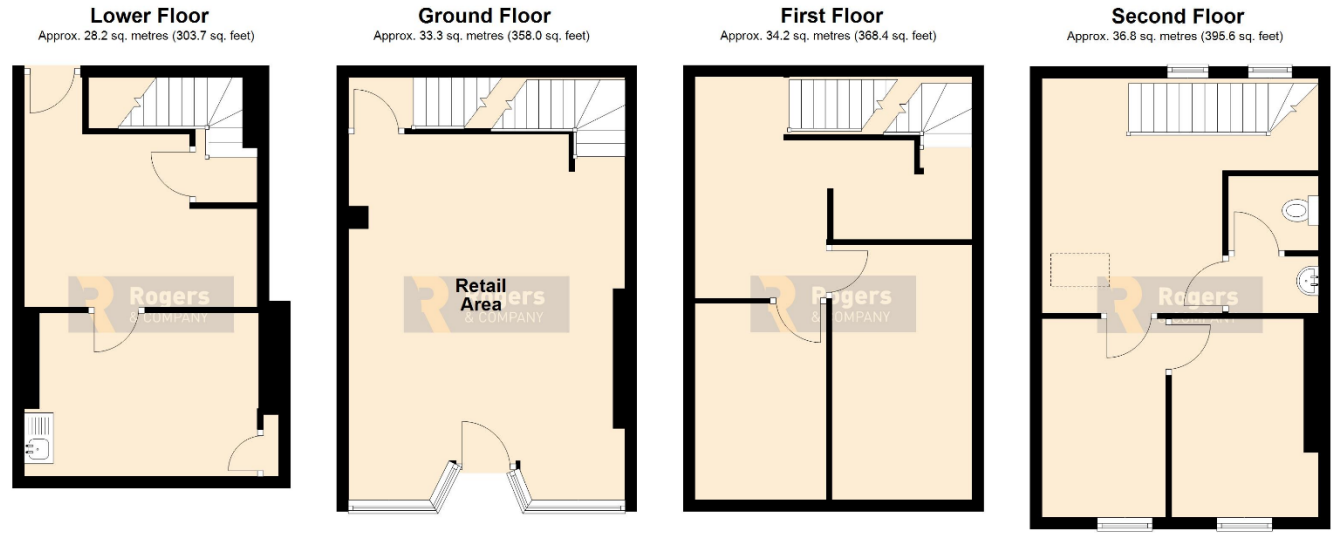
The Property is opted to Tax for VAT

For Sale is this Grade II Listed commercial freehold investment producing an annual rent of £11,760 + VAT.

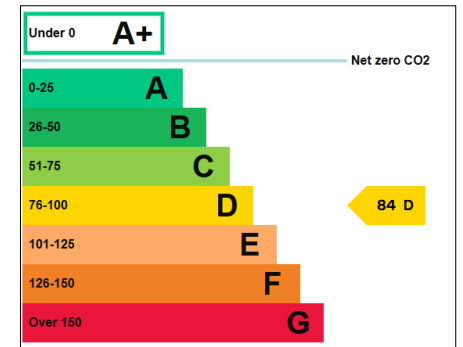
Boots Opticians Professional Services LTD are on a fully repairing and insuring lease which commenced in April 2018 for 10 years.

This agreement is within the 1954 Landlord Tenant Act, the landlord is confident that this lease will be renewed.

This property is not being sold vacant, there is no rent review due until the end of the term in 2028.



Total area: approx. 132.5 sq. metres (1425.8 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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