

6 Kingsway

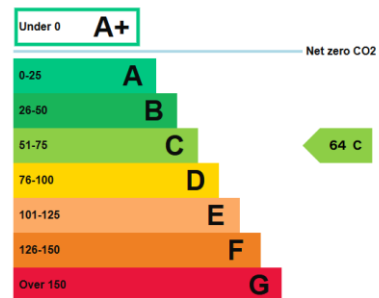
Frome, Somerset, BA11 1BT

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Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

To Let £19,200 p.a. excl

6 Kingsway
Frome
Somerset
BA11 1BT

To Let - £19,200 p.a. Excl

Description

Currently let as offices, 6 Kingsway currently has a reception area with four individual offices, WC and Kitchenette.

Public parking close by and local traders include Costa Coffee, Superdrug, Boots Pharmacy, Nationwide Building Society and Fat Face all located in the Market Place.

Total Floor area 61.027m² 659.01ft²

Lease Terms:

The asking rent is predicated on a new lease on broadly the following terms:-

- Available from October 2025
- Full repairing and insuring basis.
- Upward-only Rent Review and Tenant-only breaks at 3-yearly intervals.
- Lease to be excluded from Landlord & Tenant Act 1954 Part II, Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry).
- Tenant to contribute £1,000 towards Landlord's proper and reasonable legal costs.
- Deposit subject to references/credit checks.

Commercial Lease Code:

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Planning:

We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses. We understand the unit is not Listed, but it is within a Conservation Area.

Location: [What3Words ///share.trout.scale](http://share.trout.scale)

Situated in a central position within Frome town centre, opposite Marks & Spencers and adjacent to Merchants Barton public car park. Just off the Market Place.

Business Rates:

Current rateable value £15,250 (2023 list). For confirmation on rates payable, please rely on your own enquiries of the local billing authority.

Local Council:

Somerset Council.

Services:

We understand the unit benefits from connection to mains electric, water and drainage. Services and appliances not tested.

EPC Rating:

Energy Efficiency Rating of C/64

VAT: We understand that VAT is payable on the rent.

Viewings:

By appointment only through the sole agents
Cooper and Tanner 1908 Limited – 03450 34 77 58

COMMERCIAL

Telephone 0345 034 7758

14 High Street, Midsomer Norton, BA3 2HP

commercial@cooperandtanner.co.uk

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

