

5 Bath Street

Frome, Somerset, BA11 1DH

COOPER
AND
TANNER



Freehold Investment
For Sale - £425,000 Freehold

5 Bath Street Frome Somerset BA11 1DR

For Sale £425,000

Description:

Freehold - The property comprises a 5-storey Grade II listed building fronting Bath Street, with a retail unit at ground floor and a 2 bedroom flat on the upper floors, accessed from the rear, off Eagle Street via a set of stairs; two further one bedroom flats at ground level off Eagle Street.

The retail unit has a net internal area of approximately 1,300 ft², 2 bed flat approx. 870ft² (81m²), and one bed flats approx 441ft² (41m²) The entrance to the retail unit is via Bath Street, with a secondary delivery entrance via steps off Eagle Lane.

The retail accommodation is arranged over a single level and lightweight partitions have been installed to create a sales area to front, with 3 separate storage/offices to rear. The unit benefits from a wide timber shop front, with display windows and recessed entrance.

All three apartments have been refurbished within the last 18 months.

Location:

The property is located, in the heart of Frome, with access to all its amenities including the main retail area (M&S Simply Foods, Fat face, Café Nero and Co-op), artisan markets, cafes (Rye Bakery), and pubs. Victoria Park is a short walk away.

Frome has excellent rail connections to London Paddington, Bath, and Bristol; good road access via the A361/A36 and a thriving cultural scene.

What3Words: ///catch.festivity.rams

Viewings:

By appointment only through the sole agents.

Cooper and Tanner – 03450 34 77 58

Tenancy Information.

5 Bath Street is Currently Let to Sounds of Frome on an FRI lease to 31st March 2026 at an annual rent of £9,800. We understand that the tenant has no interest in renewing the lease.

The 3 flats are let on standard AST's and produce a combined annual rent of £24,600. The total income is £34,400 per annum. Copies of all agreements are available upon request.

Planning:

The retail unit is Class E (Commercial, Business and Services) and the flats are in C3 Residential use. Interested parties should make their own requirements in respect of any required changes of use.

Business Rates:

Rateable Value of £8,100 (from April 2026 list). This is not rates payable.

Council Tax –

Flat 1 The Park – Band A

Flat 2 The Park – Band A

Iron Steps – Band A

Services:

We understand the unit benefits from connection to mains water and drainage. The vendor has advised that mains water and drainage is operational. Appliances not tested.

EPC Rating:

Shop E121

Flat 1 The Park – D/66

Flat 2 The Park – C/72

Iron Steps – E/39

VAT:

We understand that VAT is NOT payable on the purchase price.

COMMERCIAL

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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.

