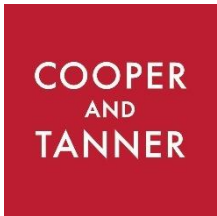


Studios at the Retreat (1-3)

Frome, Somerset, BA11 5JU



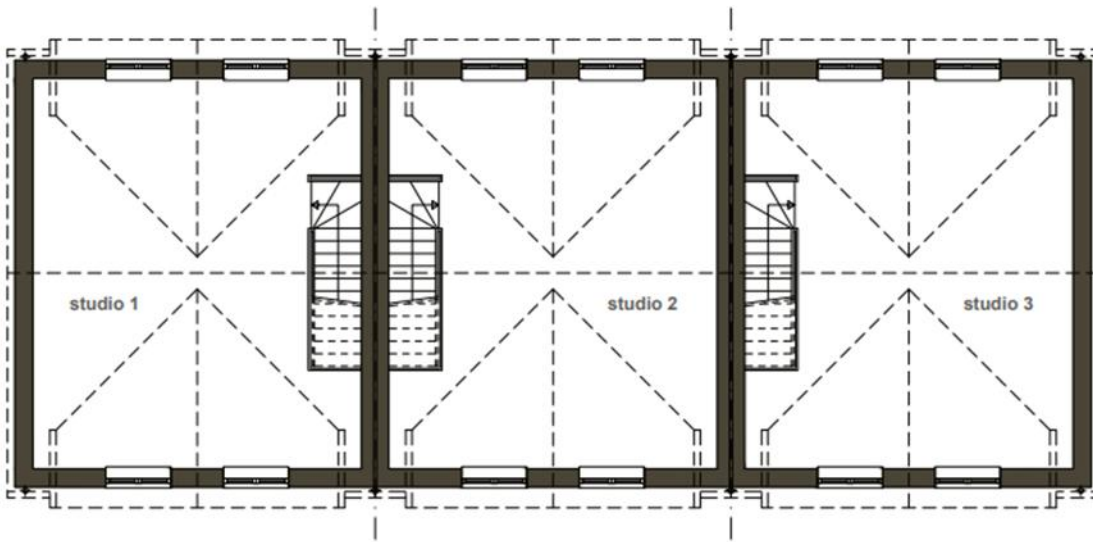
Description

An opportunity to rent new build office / studio space within the popular Somerset town of Frome, nearby the train station. Consent was given August 2025 (ref: 2025/1151/VRC) for the discharge of conditions relating to the construction of 4 no. dwellings and an employment studio creating an exclusive development.

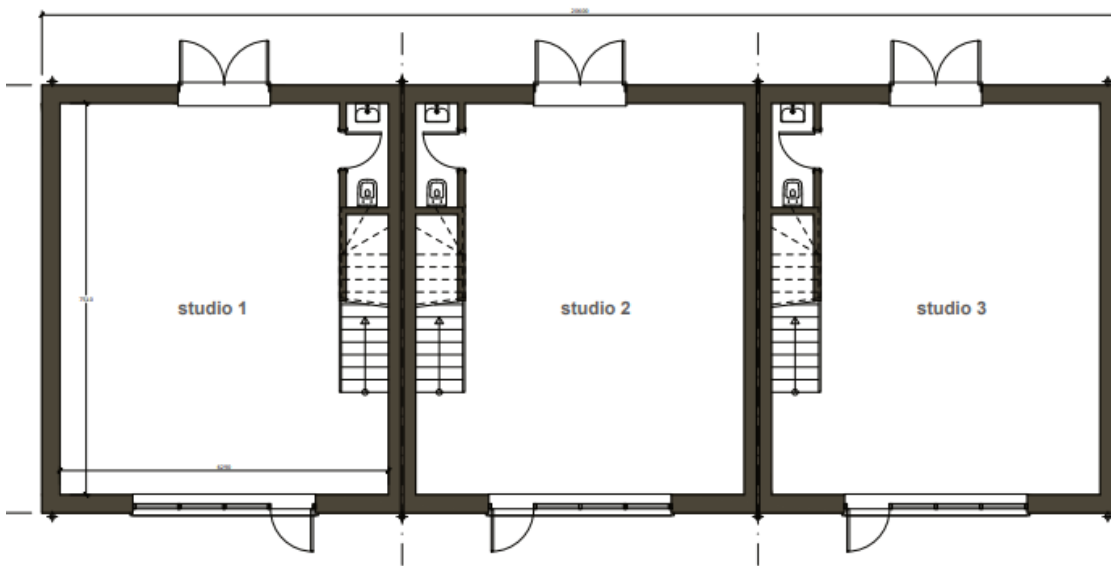
The employment area will comprise an attractive terrace of three qty. two storey studio buildings available as a whole or individually to let on new FR&I lease terms, once constructed. The studios will provide gross internal dimension of 7.51m x 6.29m per floor (94.48sqm / 1,017sqft overall) and will be well suited for a variety of E Class type uses and it is envisaged that they would readily suit designers, artist studio, professionals or similar. Allocated parking and visitor parking will be available.

TO LET £18,000pa per studio

Proposed Floor Plan Layout – not to scale



first floor plan



ground floor plan



Location:

What3Words Location: ///awards.dress.flags

River Sidings is a perfect location for those seeking business premises within a quiet and prestigious setting yet easily accessible to the train station and nearby amenities.

The Studios are being constructed beside a riverside community wildlife area within a short walk from the Town centre. A short distance from Frome Train station and the concessions including Rye Bakery.

Leasehold Terms:

An Agreement to Lease would be entered into in the first instance in advance of completion.

- Deposit subject to references/credit checks.
- Assignment or subletting prohibited.
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Tenant will pay a proportion of Building Insurance premium
- Full repairing and insuring lease.

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>

VAT:

We understand that VAT will be payable on the rent.

Agents Note:

Be aware that CGI images have been used for the proposed development and the first and second pages. Plans are not to scale. All provided for indicative purposes.

Planning:

We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses.

Business Rates:

To be confirmed.

Services:

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

EPC Rating:

To be confirmed.

Viewings:

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

Agents Note:

The properties are not yet under construction. Interest is sought and Agreements to Lease will be negotiated prior to works commencing.

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.

COMMERCIAL DEPARTMENT

Telephone 03450 347758

commercial@cooperandtanner.co.uk

COOPER
AND
TANNER

