

Frome **7 Stony Street** **Somerset** **BA11 1BU**

- **Virtual Freehold Shop Investment**
- Let to RSPCA Bath & District Branch until 2025 (1)
- Tenant's third lease at these premises
- No VAT applicable
- Rent Review 2020
- Current Gross Rent Reserved
£10,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Long Leasehold. Held for a term of 999 years from 25th December 2005 at a peppercorn ground rent.

Location

Frome is an attractive Somerset market town situated some 17 miles south of Bath. The town enjoys good road communications, lying just off the A36 Bath to Salisbury road. In addition to the resident population of approximately 32,000, the town serves a wide rural catchment area.

The property is situated on the south side of Stony Street, a cobbled thoroughfare just off Market Place.

Occupiers close by include Barclays, NatWest, TSB and Betfred, amongst others.

Description

The property is arranged on the ground floor to comprise a shop unit, forming part of larger building not included in the sale.

The property provides the following accommodation and dimensions:
Ground Floor 75.25 sq m (810 sq ft)

Tenancy

The property is at present let to RSPCA BATH & DISTRICT BRANCH for a term of 10 years from 31st July 2015 at a current rent of £10,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant's option to determine the lease at the end of the fifth year of the term.

Tenant Information

No. of Branches: RSPCA trades from over 300 branches.
Website Address: www.rspca.org.uk
For the year ended 31st December 2017, RSPCA Bath & District Branch reported a total income of £1.95m, and net assets of £5.69m. (Source: Trustees Annual Report and Accounts.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.