

Frome **19 Market Place** **Somerset** **BA11 1AN**

- **Freehold Shop and Residential Ground Rent Investment**
- Let to Subway Realty Ltd
- Lease expires 2026
- Well located in town centre opposite Boots and Costa Coffee
- Grade II listed
- No VAT applicable
- Total Current Rents Reserved
£16,125 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

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 prominently located in the town centre on the south side of Market Place, close to its junction with the pedestrianised Scott Road, which in turn leads to the Westway Shopping Centre. Occupiers close by include Costa Coffee (opposite), Superdrug, Boots Chemist, Nationwide, HSBC, Iceland, Barclays Bank, Fat Face and WH Smith, amongst many others.

Description
 This attractive Grade II listed property is arranged on ground and two upper floors to provide a ground floor shop with two self-contained flats above which have been sold off on a long lease.

VAT
 VAT is not applicable to this lot.

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

Energy Performance Certificate
 EPC Ratings range between 19 to 78 and Bands D to G (Copies available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Subway Realty Ltd (1)	Gross Frontage 6.25 m Net Frontage 5.30 m Shop Depth 10.10 m Built Depth 13.62 m Ground Floor 82.25 sq m	(20' 6") (17' 5") (33' 2") (44' 8") (885 sq ft)	15 years from 24.01.2011 Rent review every 5th year Tenant option to determine 2022 FR & I by way of a service charge, fixed at £500 p.a.	£16,000 p.a. Rent Review 2021
First & Second Floor	Individual(s)	Residential	125 years from 24.06.2011	£125 p.a.	Reversion 2136

(1) No. of Branches: 2,279. Website Address: www.subway.com/en-gb
 Subway Realty Ltd are a subsidiary of Subway International Holdings BV.
 For the year ended 31st December 2015, Subway Realty Ltd reported a turnover of £31.962m, a pre-tax profit of £1.468m, shareholders' funds of £1.826m and a net worth of £1.826m. (Source: Experian 02.06.2017.)

Total £16,125 p.a.

