

Frome Enterprise House Wessex Fields Somerset BA11 4DH

- **Freehold Shop and Office Investment**
- Tenants include Carphone Warehouse, KFC GB Ltd and Pizza Hut UK plc
- Busy trading position adjacent to Homebase and McDonald's
- Park includes a Sainsbury's superstore
- Includes a vacant shop unit of 224.7 sq m (2,419 sq ft) and offices of 343.7 sq m (3,700 sq ft)
- Rent Reviews from 2015
- Total Current Rents Reserved

£156,250 pa

**On the Instructions of
N R L Burd Esq, LPA Receiver**

**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 properties form part of Wessex Field Retail Park, the principal out-of-town retail development serving Frome and the surrounding area. Other occupiers on the park include Sainsbury's, Homebase, Halfords and McDonald's.

Description

The properties comprise three retail units in one building with self-contained offices above and a further stand alone unit. The offices benefit from their own self-contained entrance, air conditioning, lift, suspended ceiling and recessed lighting. The site offers extensive car parking.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details including your mobile phone number to viewings@allsop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 70 Frome**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Pizza Hut UK plc	Ground Floor 199.2 sq m (2,145 sq ft) First Floor 186.5 sq m (2,008 sq ft) Total 385.7 sq m (4,153 sq ft)	25 years from 17.05.2005 Rent review every 5th year (1) FR & I	£65,000 p.a.	Rent Review 2015
Unit 2	Vacant	Ground Floor 224.7 sq m (2,419 sq ft)			
Unit 3	KFC GB Ltd (2)	Ground Floor 233.1 sq m (2,510 sq ft)	25 years from 26.05.2005 Rent review every 5th year FR & I	£61,250 p.a.	Rent Review 2015
Unit 4	The Carphone Warehouse Ltd (3)	Ground Floor 139.3 sq m (1,500 sq ft)	15 years from 20.12.2005 Rent review every 5th year FR & I	£30,000 p.a.	Rent Review 2015
Offices	Vacant	First Floor 343.7 sq m (3,700 sq ft)			

(1) There is a tenant's option to determine at the end of the 15th year.
(2) For the year ended 28th November 2010, KFC GB Ltd reported a turnover of £371.215m, a pre-tax profit of £38.389m, shareholders' funds of £75.417m and a net worth of £60.1m. (Source: riskdisk.com 02.03.2012)
(3) For the year ended 2nd April 2011, The Carphone Warehouse Ltd reported a turnover of £1.623 billion, a pre-tax profit of £188.529m, shareholders' funds of £897.287m and a net worth of £884.974m. (Source: riskdisk.com 02.03.2012)

Total £156,250 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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