



# The Old Granary South Parade Frome BA11 1EJ

Guide Price £395,000

A historic Grade II Listed grain store located in the heart of the town's conservation area, truly a rare find. This commercial freehold building dated around 1850 is ideal for redevelopment (subject to relevant permissions).

At almost 3000sqft the property comprises of 2 stone buildings the first fronting South Parade and the second to the rear, a two storey 'barn style' building with a of history; both buildings are linked by a courtyard and a first floor gangway.



## Residential Sales

*Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.*

## Residential Lettings

*Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.*

## Commercial Sales and Leasing

*Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.*



## The Granary

All three floors floor measure in the region of:

12.09m narrowing to 7.23m (39'8" narrowing to 23'9") x 5.35m narrowing to 2.69m (17'7" (narrowing to 8'10"))

## The Barn

### Ground Floor

Room One: 7.62m x 5.56m (25' x 18'3")

Room Two: 5.51m x 2.43m x (18'1" x 8'0")

### First Floor

Room: 10.51m x 5.58m (34'6" x 18'4")

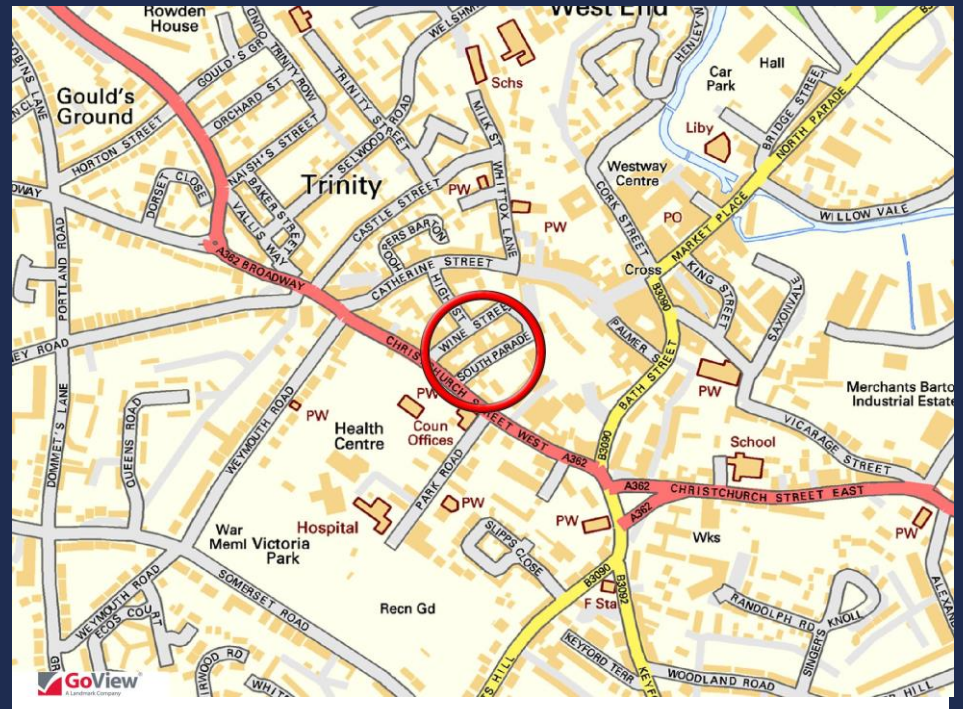


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The property is freehold

Water and Electricity are connected



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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