

Rogers
& COMPANY

4, 4A, 4B, 4C North Parade Frome Somerset BA11 1AT

Guide Price £370,000

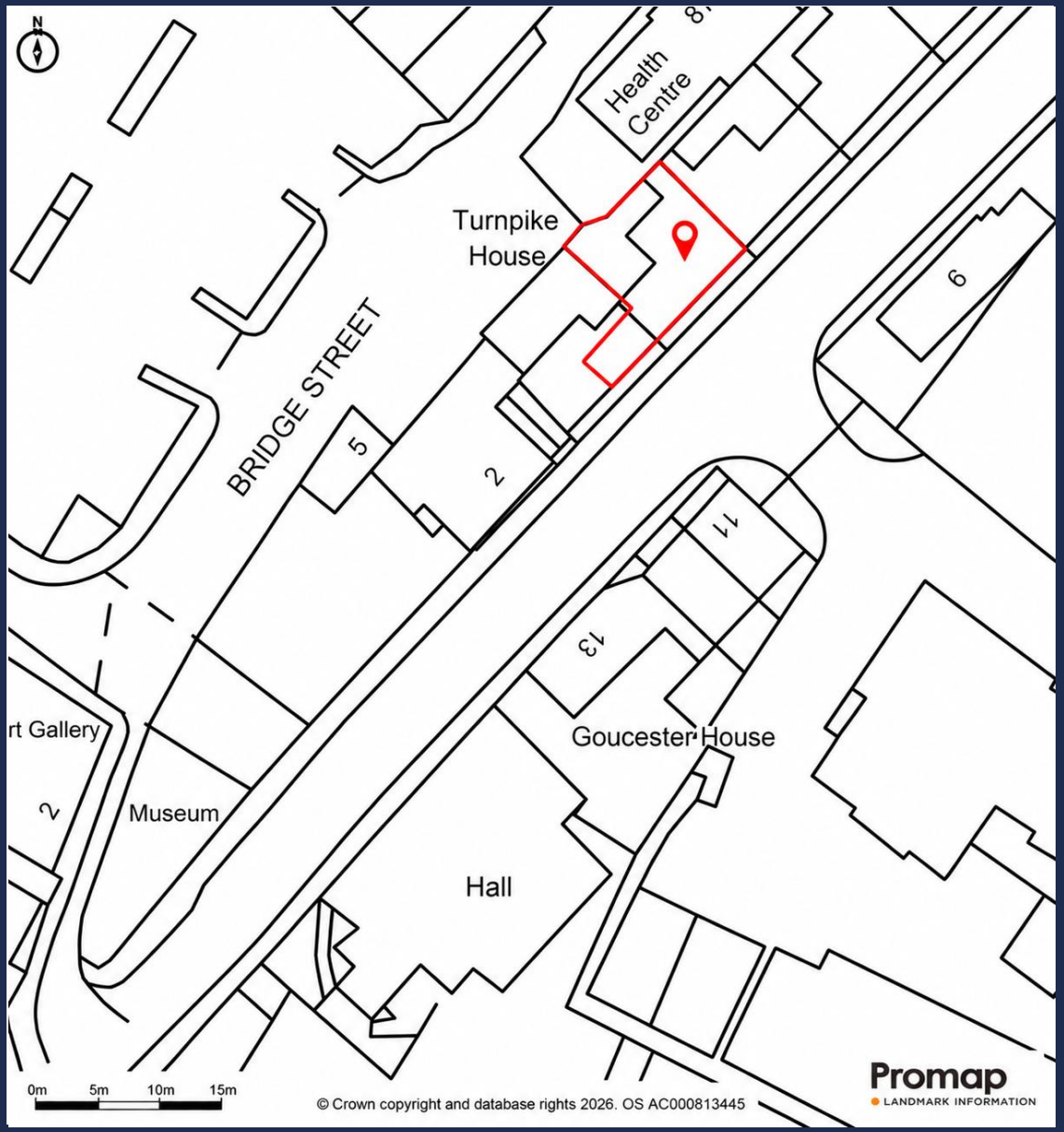
Gross Annual Yield £30,000

This substantial Grade II Listed property, situated in the heart of Frome town centre, comprises four self-contained flats, each of which is available to purchase individually.

The accommodation consists of a selection of one- and two-bedroom apartments, offering a variety of layouts and features. The ground-floor flat benefits from its own private entrance, while the basement flat enjoys the additional benefit of a small garden. The first- and second-floor flats each provide separate bathrooms, together with well-proportioned kitchen and living areas.

The property's central location and individual units make it an attractive opportunity for both owner-occupiers and investors.

The building currently generates a gross annual rental income of £30,000, representing a gross yield of over 7%. All four properties are fully tenanted, with current rents ranging from £585 to £695 PCM. There is also scope for rental increases across all four properties within the next 12 months, offering potential for further income growth.



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.

- Substantial Town Centre Property Comprising Four Self-Contained Flats
- Four Individual Units Available To Purchase Separately
- Selection Of One- And Two-Bedroom Apartments
- Variety Of Flexible And Well-Proportioned Accommodation
- Ground-Floor Flat With Its Own Private Entrance
- Basement Flat Benefiting From A Private Rear Garden
- Separate Kitchen And Living Areas Within Several Apartments
- Valid Electrical Installation Condition Reports, Energy Performance Certificates, And Gas Safety Certificates For Each Property
- Each Having Their Own Self-Contained Gas Central Heating System
- Central Frome Location With Strong Appeal To Owner-Occupiers And Investors

4 North Parade **Individual Price: £120,000**

A two-bedroom ground-floor flat comprising a kitchen/living area, two bedrooms, including an en-suite, and a separate bathroom. The property also benefits from its own private entrance directly from North Parade.

4A North Parade **Individual Price: £130,000**

A one-bedroom basement flat comprising a bedroom, kitchen, bathroom and separate reception room. Double doors from the entrance hallway provide direct access to a small private garden.

4B North Parade **Individual Price: £115,000**

A first-floor apartment offering a spacious living area, separate kitchen, main bedroom, additional L-shaped bedroom/study area and bathroom.

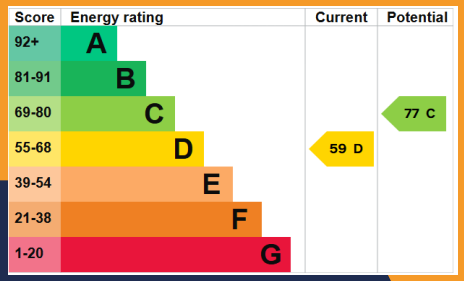
4C North Parade **Individual Price £110,000**

A top-floor flat comprising a double bedroom, open-plan living/kitchen area and separate bathroom.







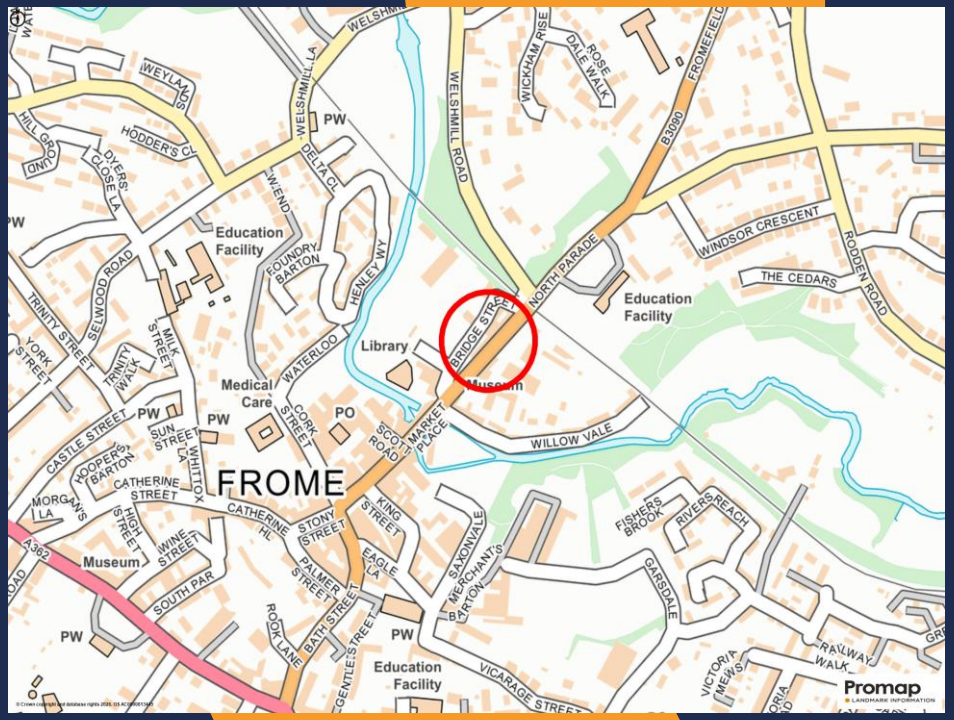



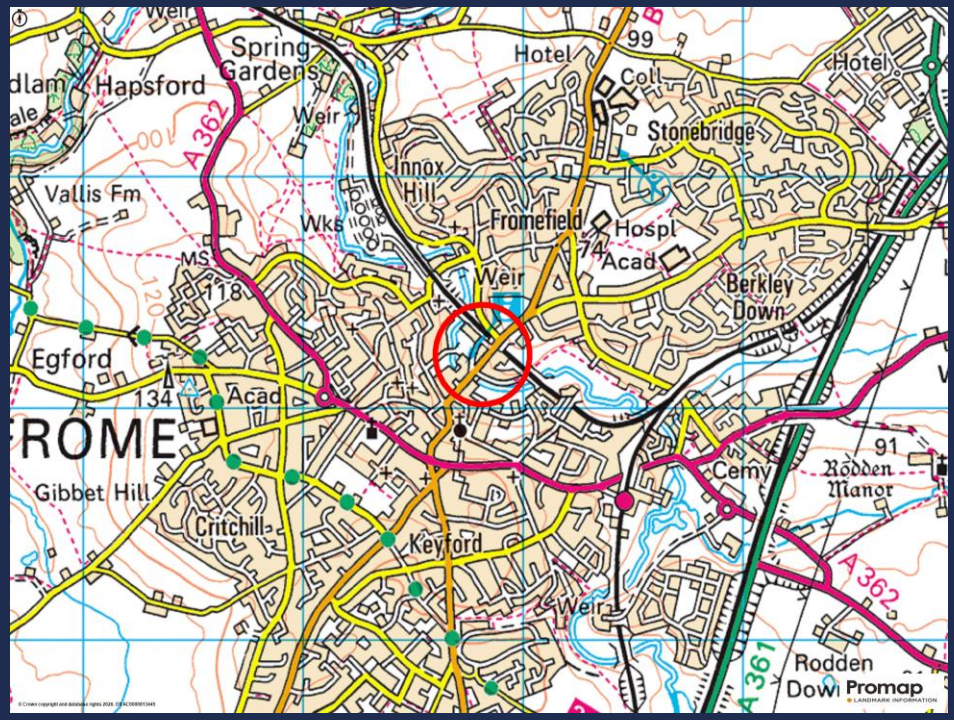
Flats: 4, 4A, 4B, 4C North Parade Frome Somerset BA11 1AT

The property is Freehold, Flat 4 is partly within the Leasehold of 3 North Parade. 3 and 4 North Parades are Grade II Listed.

All mains services are connected.

All flats are council tax band A which is charged at £1791.11 for 2026/27.





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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