

Terlingham Forum

Hawkinge, Kent CT18 7RU



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- New Commercial/ Business Units
- Suitable for Various Uses Within Class E (to Include Retail, Surgery, Office & Leisure)
- Nearby Occupiers to Include Hawkinge Veterinary Surgery, Vision Pharmacy and Aldi Supermarket

BUSINESS UNITS
FOR SALE / TO LET
74.0 – 190.7 m² (797 – 2,056 sq ft)

LOCATION

The village of Hawkinge is located just north of Folkestone, being approximately 15 miles south of Canterbury and 17 miles to the south West of Ashford. Positioned within close proximity to the main arterial routes, the site is situated directly adjacent to Spitfire Way (A260) which provides direct access to the A20 which serves the Port of Dover 8 miles to the East.

DESCRIPTION

Terlingham Forum is an out of town mixed use development comprising four blocks of commercial/ business units beneath residential accommodation.

Situated centrally within the parade the available accommodation comprises a pair of ground floor commercial units finished to a shell and core specification.

ACCOMMODATION

The units have the following approximate floor areas and current availability:

Unit	Floor	Area (m ²)	Area (sq ft)	Availability
1	Ground	74.0	797	SOLD
2	Ground	116.7	1,256	SOLD STC

TERMS

The long leasehold interest (999 year virtual freehold) in the units are available for purchase.

Alternatively, the units are available to let by way of new effective Full Repairing & Insuring Leases for terms to be agreed.

PRICE/ RENT

Our client is seeking the following prices and rents:

Unit	Price	Rent £ pa
1	-	-
2	-	-

Rents are exclusive of business rates, services charges and insurances.

USE

The units can be used for a variety of uses within Class E (Commercial, Business & Service).

SERVICE CHARGE

There is a service charge to be payable for the maintenance and upkeep of the common parts.

Unit 1: £1,694.80 per annum

Unit 2: £2,883.41 per annum

These figures are approximate and for guidance only.

DEPOSIT

In relation to any lettings, a deposit equivalent to a minimum of three months rent (plus the VAT equivalent sum) will be held for the duration of the term.

BUSINESS RATES

To be the responsibility of the purchaser/ tenant. Prospective interested parties are encouraged to make their own investigations via the relevant rate paying authority.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Each party is to bear their own professional and legal costs.

VAT

All prices/ rents are quoted exclusive of Value Added Tax.

Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

VIEWINGS

Strictly by prior appointment through joint sole agents:

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