

125 Sandgate Road

Folkestone, Kent CT20 2BL



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Popular Trading Location
- Considered Suitable for a Variety of Commercial Uses Within Class E (Commercial, Business & Service)
- Excellent Frontage to Sandgate Road

COMMERCIAL UNIT
TO LET
227.5 m² (2,343 sq ft) approx.

LOCATION

Folkestone is a picturesque port town, being approximately 7 miles south west of Dover, 14 miles south east of Ashford. Folkestone station provides high speed rail services across Kent and to central London with journey times to London St Pancras of around one hour.

Traditionally a Victorian seaside destination, the town has been revolutionised in recent years by vast regeneration and an influx of people leaving the city for coastal living.

SITUATION

The property is situated on the eastern end of Sandgate Road, a busy trading position close to its junctions with Longfield Terrace, with nearby occupiers to include McDonalds, Nationwide Bank and KFC.

DESCRIPTION

Currently arranged as offices, the ground floor is arranged as a mix of open plan and cellular meeting rooms.

The first floor provides additional offices arranged in open plan as well as storage and staff areas which incorporate kitchen and WC facilities. The second and third floors arranged as further stores.

The property is finished to a modern specification having a painted and plastered walls, LED lighting, modern electric heating and carpeted flooring.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Offices	59.9	637
First	Offices/ Staff	51.8	458
1 ½	Stores	40.0	431
Second	Stores/ Staff	51.2	552
Third	Stores	24.6	265
Total		227.5	2,343

TERMS

The property is available to let by way of a new effective Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £22,500 per annum (exclusive of rates, service charge, and VAT).

USE

The property can be used within Class E to include but not limited to the following uses:

- Office
- Retail
- Café
- Clinic/ Surgery

Restaurant and Hot Food Takeaway uses are prohibited in this location.

BUSINESS RATES

The rateable value of the property is shown on the Valuation Office Website as follows:

Office and Premises: £13,250

EPC

The property has been assessed within Band D (76).

LEGAL COSTS

Each party to bear their own.

VAT

Payable on the rents if applicable.

1967 MISREPRESENTATION ACT 1967

These particulars are believed to correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any prospective tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services have been tested by Sibley Pares.

VIEWINGS

Strictly by prior appointment through joint agents:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

Siobhan Wood MRICS
siobhan.wood@smithwoolley.com
01233 640800

