

TO LET

**28-30 Sandgate Road
Folkestone, Kent CT20 1DP**

**smith
woolley**
chartered surveyors



43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 226622 sales@smithwoolley.com

Situation

The premises are located within the heart of Folkestone's main pedestrian shopping parade adjacent to Boots. Other national stores such as Primark, TK Maxx, New Look, and Superdrug are all within close proximity to the property. Folkestone is a well-connected coastal Town that benefits from fast link train services into London St Pancras (less than an hour), the Channel Tunnel service to France, and is less than 30 minutes' drive from the Port of Dover. Folkestone also boasts some exciting regeneration projects such as the popular Harbour Arm and the Creative Quarter.

Description

An extensive self-contained ground floor retail premises and basement.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Retail Area	189.50	2,040
Rear Store	88.02	947
Basement		
Store	87.00	936
Total	364.46	3,923

Business Rates

To be re-assessed.

Services

We understand mains drainage, water and electricity are connected to the premises.

Energy Performance Certificate

Full EPC recommendation report and certificate available upon request. The premises have a current energy efficient rating of 88 (Band D).

Terms

The premises are available on a new FRI lease at an annual rent of **£30,000 per annum (plus VAT)**. Length of lease is negotiable. Deposit payable.

(The long leasehold interest is also available – Full details on request).

Legal Costs

Each party to pay their own legal costs.

Viewings

Strictly by appointment through these offices.

For Further Information Contact:

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01233 640800

Philip Clapham

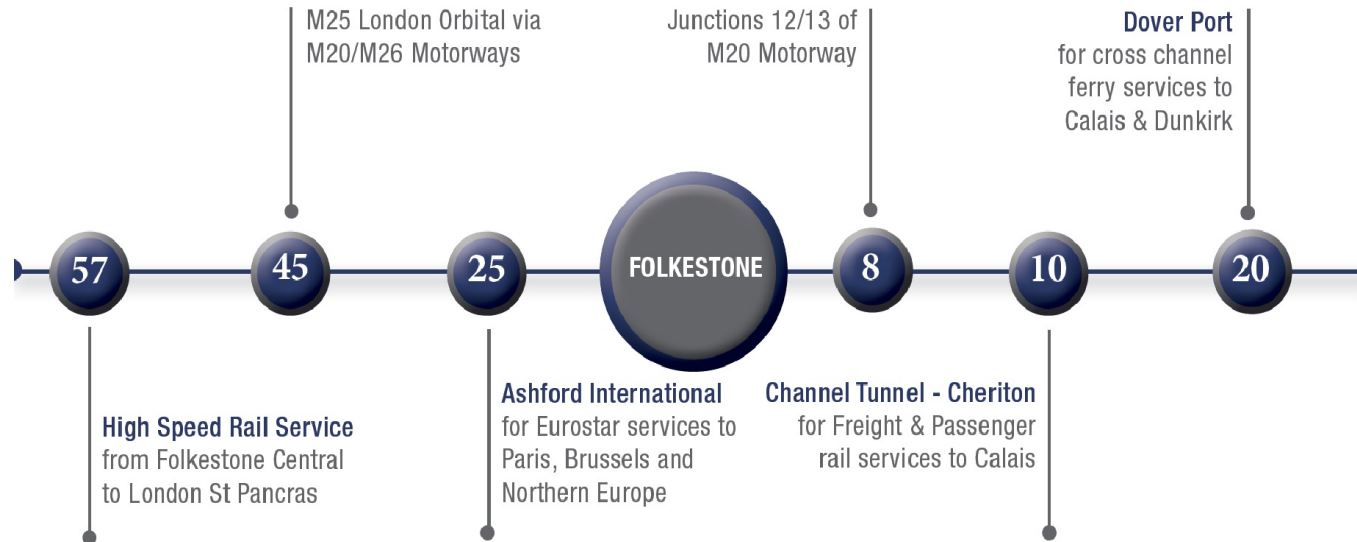
philip.clapham@smithwoolley.com

01303 226622

VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2144/April 2024



Energy Performance Certificate HM Government
Non-Domestic Building

28-30 Sandgate Road
 FOLKESTONE
 CT20 1DP

Certificate Reference Number:
 0090-8650-0302-4920-9080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

D 88 This is how energy efficient the building is.

Less energy efficient

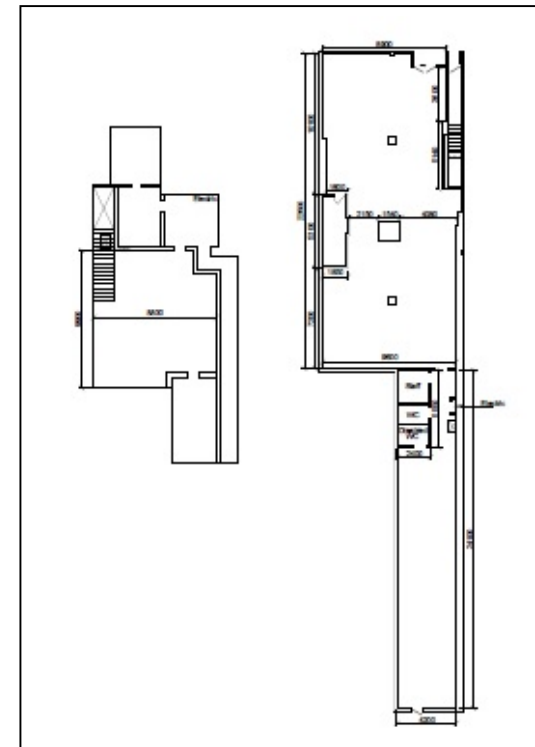
Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	851
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	111.79
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

- 30** If newly built
- 81** If typical of the existing stock



Indicative Layout Plan

