

TO LET

**6 Sandgate Road
Folkestone, Kent CT20 1DP**

**smith
woolley**
chartered surveyors



Town centre lock-up retail unit / coffee shop

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

Situation

The premises are located within the prime retail area in the pedestrianized part of Sandgate Road, where multiple traders such as Boots, WH Smith, Wilkos and Waterstones are located. Folkestone is a well-connected coastal town benefitting from fast link train services into London St Pancras, the Channel Tunnel service to France and is less than 30 minutes' drive from the Port of Dover. Folkestone boasts some exciting regeneration projects such as the popular Harbour Arm and The Creative Quarter.

Description

The premises comprise a ground floor lock-up retail unit (formerly a coffee shop). The retail area has part exposed brickwork walls and both hanging lights and spotlights. A basement area provides storage facilities and two WCs.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Retail area	67.40	725
Basement		
Storage	16.45	166
Plus W/C facilities		
Gross frontage	20 ft 8 ins	(6.30 m)
Internal width	19 ft 6 ins	(5.94 m)
Shop depth	37 ft 5 ins	(11.40 m)



Business Rates

Rateable Value £15,250

UBR (2024/25) 49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

Services

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

Energy Performance Certificate

Full EPC recommendation report and certificate are available upon request. The premises has a current energy efficient rating of 65 (Band C).

Terms

The premises are available to rent on a new FRI lease at a rent of **£16,500 per annum plus VAT**. The tenant will be responsible for payment of all utilities and business rates.

Length of lease is negotiable and a deposit and building service charge are payable.

Legal Costs

Each party to pay their own legal fees.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

Siobhan Wood

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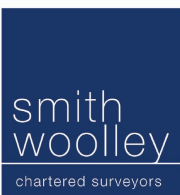
**VACANT POSSESSION UPON COMPLETION
SUBJECT TO CONTRACT**



(This firm operates a Complaints Handling Procedure, details of which are available on request)
2045.1/June 2024



Basement Store



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.