

TO LET

**9-17 Sandgate Road
Folkestone, Kent CT20 1SB**

smith
woolley
chartered surveyors



Large Town Centre Retail Premises

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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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, Bon Marche 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

This extensive property comprises a large ground floor retail area with a glazed frontage. Access is via an internal recessed doorway which has a security roller shutter door. The shop has tiled flooring, suspended ceiling, recessed lighting and is alarmed.

The first floor storage area is accessed via the rear yard and there is a service lift to the ground floor. There are also offices, training rooms, WC facilities and stores on this floor. The second floor provides further storage but is unconverted accommodation.

Accommodation

The property has the approx. floor areas:

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor	1646.90	17,728
First Floor	1200.00	12,917
Second Floor	203.10	2,186
Third Floor	49.60	534
	3099.60	33,365



Business Rates

Rateable Value £108,000

UBR (2024/25) 51.2p

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 90 (Band D).

Terms

The premises are available to rent on a new full repairing and insuring lease at a rent of **£210,000 per annum (no VAT)**. The tenant will be responsible for payment of all utilities and business rates.

Length of lease is negotiable and a deposit is payable.

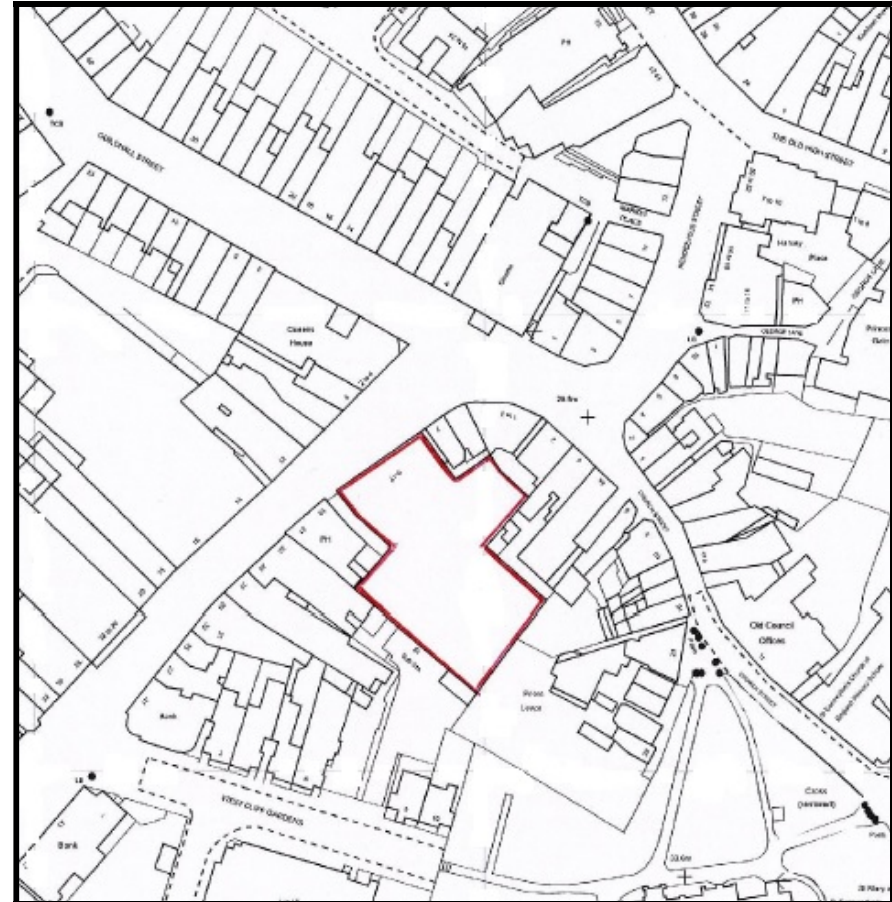
Landlord may consider letting part – details on request

Legal Costs

Each party to pay their own legal fees.

Viewing

Strictly by appointment through these offices.



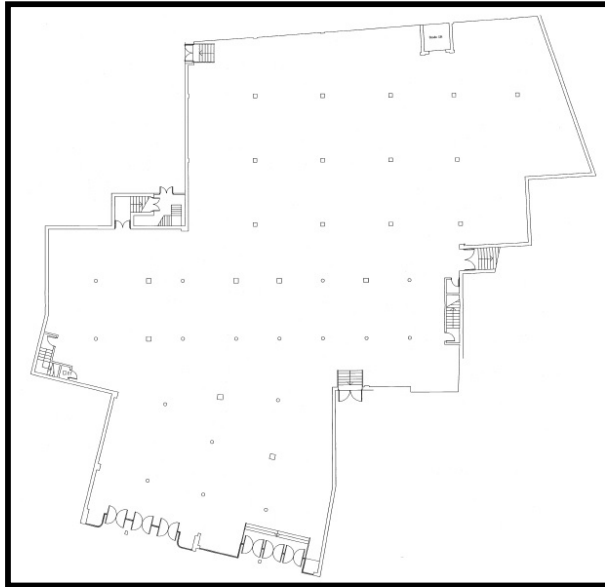
Location Plan

For Further Information Contact:

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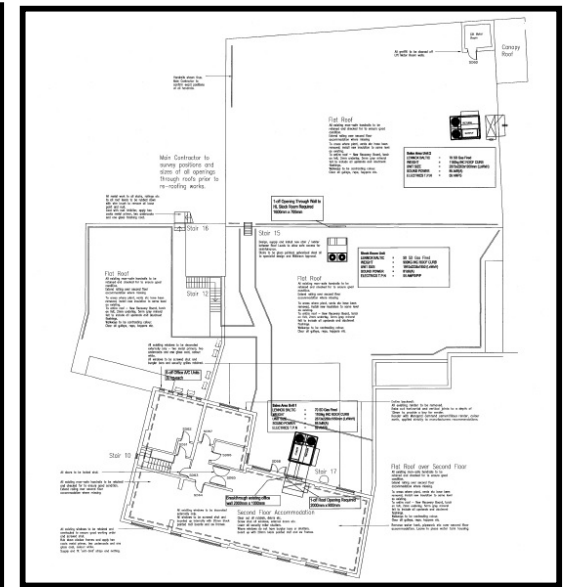
SUBJECT TO CONTRACT
VACANT POSSESSION UPON COMPLETION



Indicative Ground Floor Plan



Indicative First Floor Plan



Indicative Second Floor Plan



(This firm operates a Complaints Handling Procedure, details of which are available on request) 2406/April 2024