

TO LET - SHOP & UPPER FLOORS

**12 Tontine Street
Folkestone, Kent CT20 1JU**

smith
woolley
chartered surveyors



**CLOSE TO NEARBY HARBOUR ARM
AND BEACH**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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Situation

The property is located in Tontine Street in Folkestone between the picturesque harbour area and the commercial town centre. The popular Harbour Arm is nearby.

The property is a short distance from Folkestone Town Centre and the popular Harbour area. Junction 13 of the M20 Motorway is within a couple of miles, giving access to the motorway network, Channel Tunnel and Port of Dover. Folkestone Central Railway Station is within a 10-minute drive of the property and offers High Speed train services to London St Pancras (52 minutes).

Description

Until recently the property was occupied by Folkestone Angling for many years and is now in need of refurbishment. The property comprises a ground floor shop with recessed entrance. A timber staircase leads to four upper floors. All four upper floors consist of one room/store fronting Tontine Street and have timber flooring. There are also W/C facilities on the first floor. The property has the benefit of security shutters which cover the whole ground floor frontage.

The property will be refurbished on the ground floor to “white box” specification – full details on request.

There is no rear access to the property.

Business Rates

Rateable Value £1,800

UBR (2024/25) 49.9p

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

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Retail Area	24.57	265
First Floor		
Store	10.75	116
W/C facilities		
Second Floor		
Store	10.66	115
Third Floor		
Store	10.08	109
Fourth Floor		
Store	12.85	138
Total	68.91	742

There is also a small basement (not measured)



Services

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

Energy Performance Certificate

A new EPC will be commissioned once the refurbishment works have been completed.

Rent

The property is available to rent on a new F.R.I. lease at a rent of **£12,000** per annum (**no VAT**). The length of lease term is negotiable. Deposit payable.

Legal Costs

The ingoing tenant to pay a contribution towards the Landlord's legal fees.

Viewing

Strictly by appointment through these offices

For Further Information Contact:

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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)

2417/April 2024



Harbour



Fourth Floor



Third Floor