

## 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

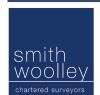
Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

## Accommodation

	Approx. Net Internal Area sq m sq ft	
<b>Ground Floor</b>	•	·
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)





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.

### **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:

Siobhan Wood <u>siobhan.wood@smithwoolley.com</u> **01233 640800** 

# www.smithwoolley.com

# VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

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

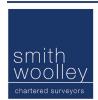
2417/April 2024







Harbour Fourth Floor Third Floor



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