

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

## Situation

Cheriton is a busy local shopping centre situated approximately one mile north of Folkestone town centre, within easy reach of Junctions 12 and 13 of the M20 Motorway. The property occupies a prominent postiion within this retail parade where nearby occupiers include One Stop, Vantage Pharmacy and other local service providers.

#### Description

The premises comprise a single-storey retail area with a recessed fully glazed shop front entrance. At the rear of the shop is a small kitchenette, WC and rear access for deliveries. There is a service yard, accessed off Ilex Road, directly to the rear of the shop.

#### Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Retail Area	63.66	685
Kitchenette	3.33	36
Total	66.99	721

## **Business Rates**

£7,800 **Rateable Value** 49.9p UBR (2023/24)

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



## **Energy Performance Certificate**

Full EPC recommendation report and certificate are available upon request. The premises have a current energy efficient rating of 104 (Band E).

#### Rent

The premises are available to rent on a new full repairing and insuring lease at a rent of £10,500 per annum (no VAT).

Deposit and service charge payable.



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enguiries 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.

**Viewing** Strictly by appointment through these offices.

For Further Information Contact: Philip Clapham philip.clapham@smithwoolley.com 01303 228729

Siobhan Wood siobhan.wood@smithwoolley.com 01233 640800 **Legal Costs** Each party to bear their own legal costs

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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)

2357/February 2024



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