

# TO LET Ground Floor Lock-Up Shop

smith  
woolley  
chartered surveyors



370 Cheriton Road, Folkestone, Kent CT19 4DX

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### 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 position 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
<b>Total</b>	<b>66.99</b>	<b>721</b>

### Business Rates

Rateable Value      £7,800

UBR (2023/24)      49.9p

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.

### Viewing

Strictly by appointment through these offices.

### For Further Information Contact:

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### Legal Costs

Each party to bear their own legal costs

[www.smithwoolley.com](http://www.smithwoolley.com)

**VACANT POSSESSION UPON COMPLETION  
SUBJECT TO CONTRACT**

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

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