

Situation

The premises are situated in a busy non-pedestrianised shopping location on the south side of Sandgate Road. The area supports mostly local businesses but also has a number of national occupiers including KFC, Nationwide, Savers and Sainsburys.

Folkestone is a well-connected coastal Town that benefits from fast link train services into London St Pancras (less than an hour), the Channel Tunnel service to France, and is less than 30 minutes' drive from the Port of Dover. Folkestone also boasts some exciting regeneration projects such as the popular Harbour Arm and the Creative Quarter and benefits from the nearby Leas promenade.

Description

The premises are currently configured as offices with the ground floor comprising an open-plan office with various meeting rooms. The first floor has an additional open-plan office with storage rooms and staff room with kitchen and WC facilities.

The premises benefit from LED lighting, carpeting and electric heating.

The premises are considered suitable for continued offices use as well as retail use and any other uses with Use Class E.

Accommodation

		Approx. Net Internal Area	
		sq m	sq ft
Ground Floor			
Offices		59.9	637
First Floor			
Offices/Kitchen		51.8	458
plus WC facilities			
	Total	111.7	1.095

Services

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

Business Rates

To be re-assessed.

Energy Performance Certificate

Full EPC report and certificate are available on request. The premises have a current energy efficient rating of 76 (Band D).



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.

Terms

The premises are offered on a new full repairing and insuring lease at a rent of £17,500 per annum plus VAT. Length of term to be agreed

Deposit payable.

Legal Costs

Each party to pay their own legal fees.

Viewings

Strictly by appointment through these offices.



Ground Floor Office / Retail Area

For Further Information Contact:

Siobhan Wood

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01233 640800

Or our Joint Agent:

Ned Gleaves

Sibley Pares

01233 629281

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2393/March 2024



First Floor Office



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