

TO LET

125 SANDGATE ROAD

Folkestone

CT20 2BL

smith
woolley
chartered surveyors



Town Centre Retail / Office Premises

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

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 plus WC facilities	51.8	458
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).

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.

For Further Information Contact:

Siobhan Wood

siobhan.wood@smithwoolley.com

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



Ground Floor Office / Retail Area



First Floor Office