

TO LET

99 Canterbury Road
Hawkinge, Kent CT18 7BS

smith
woolley
chartered surveyors



43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

Situation

The premises are situated on Canterbury Road, the former main through-route from Folkestone to Canterbury within the rapidly expanding village of Hawkinge. The immediate area boasts a range of amenities including Tesco Express, take-aways, hairdressers, estate agents and pharmacy.

Hawkinge is a small town situated about 4 miles north of Folkestone and has easy access via the A260 to Canterbury and to Ashford via the nearby M20. Hawkinge is an expanding town with nearby new development at Terlingham Village.

Description

The premises comprise a ground floor lock-up commercial unit with a large double glazed frontage window. A glazed recessed entrance door leads into the main shop/office area with a separate office/staff room with sink unit and WC facilities to the rear. There is a second WC off the main area.

The premises benefits from suspended ceilings with recessed lighting, electric wall mounted storage heaters and laminate timber flooring.

The premises has the following approximate net internal areas:

	sq m	sq ft
Main Area	27.37	301
Rear Office	<u>8.52</u>	<u>92</u>
plus w/c facilities		
Total	35.88	393



Business Rates

Tenant to be responsible for the payment of business rates.

Rateable Value	£4,000
UBR (2024/25)	49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council. The premises may be subject to Small Business Rates Relief.

Services

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

Energy Performance Certificate

Full EPC recommendation report and certificate are available on request. The premises has a current energy efficient rating of 80 (Band D).

Terms

The premises are available on a new lease at a rent of **£8,950 per annum exclusive**. Length of lease is negotiable and a deposit payable.

Tenant to pay business rates, utility costs and insurance.

Legal Costs

Ingoing tenant to make a contribution of £200 plus VAT towards the landlord's legal fee to prepare the lease.

Viewings

Strictly by appointment through these offices.

For Further Information Contact:

Philip Clapham
philip.clapham@smithwoolley.com
01303 226622

Siobhan Wood
siobhan.wood@smithwoolley.com
01233 640800

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).
2029.1/April 2024

