

TO LET

**2-4 Sandgate Road
Folkestone, Kent CT20 1DP**

**smith
woolley**
chartered surveyors



Prominent Town Centre Shop with Return Frontage

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

Situation

The premises are located within the prime retail area in the pedestrianized part of Sandgate Road, where multiple traders such as Boots, WH Smith, Edinburgh Woollen Mill and Waterstones are located. Folkestone is a well-connected coastal town benefitting from fast link train services into London St Pancras, the Channel Tunnel service to France and is less than 30 minutes' drive from the Port of Dover. Folkestone boasts some exciting regeneration projects such as the popular Harbour Arm and The Creative Quarter. Folkestone Town Centre will benefit from the Government's levelling up fund which plans to regenerate the Sandgate Road and Guildhall Street areas, making the Town Centre a much more inviting place.

Description

The premises comprise a large ground floor retail unit with a fully glazed return frontage on to Guildhall Street and occupies a prominent trading location. There is a ground floor retail area and side store, a basement store with kitchen and staff W.C. facilities. Parking is also available. The shop has a recessed main entrance door, suspended ceiling and recessed lighting. There is a rear shared service yard for loading.

Accommodation	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Retail area	393.10	4,232
Store	41.10	433
Basement		
Store & Kitchen	117.05	1,260
Plus W/C facilities		
Total:	551.25	5,925
Underground car park for 2 cars		



Business Rates

Rateable Value	£49,000
UBR (2024/25)	49.9p

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

Services

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

Energy Performance Certificate

Full EPC recommendation report and certificate are available upon request. The premises has a current energy efficient rating of 92 (Band D).

Terms

The premises are available to rent on a new FRI lease at a rent of **£55,000 per annum plus VAT**. The tenant will be responsible for payment of all utilities and business rates.

Length of lease is negotiable and a deposit and building service charge are payable.

Legal Costs

Each party to pay their own legal fees.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

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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)
2452/June 2024

