

**TO LET**

106 Sandgate Road  
Folkestone, Kent CT20 2BW

**The Wishing Well**

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chartered surveyors

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**TO LET**

smith  
woolley  
01303 226622  
www.smithwoolley.com

**Large Ground Floor Shop with Rear Store**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)

## Situation

The premises are located within the non-pedestrianised retail location on the north side of Sandgate Road. The area supports mostly local businesses but also has a number of national occupiers including KFC, Santander, Savers and Sainsburys.

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.

## Description

The premises comprise a large ground floor retail unit with a fully glazed frontage on to Sandgate Road. The shop has a suspended ceiling with lighting and carpets. There is a store/staff room at the rear of the shop with WC facilities and sink unit. There is a rear covered yard area for bin storage.

Accommodation	Approx. Net Internal Area	
	sq m	sq ft
<b>Ground Floor</b>		
Retail area	149.41	1,608
Store	37.76	406
<b>Total</b>	<b>187.17</b>	<b>2,014</b>

## Business Rates

Rateable Value £19,750

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 46 (Band B).

## Terms

The premises are available to rent on a new FRI lease at a rent of **£24,500 per annum (no VAT)**. The tenant will be responsible for payment of all utilities and business rates.

Length of lease is negotiable and a deposit is payable.

## Legal Costs

Ingoing tenant to pay a contribution towards landlord's legal fees.

## Viewing

Strictly by appointment through these offices.

## For Further Information Contact:

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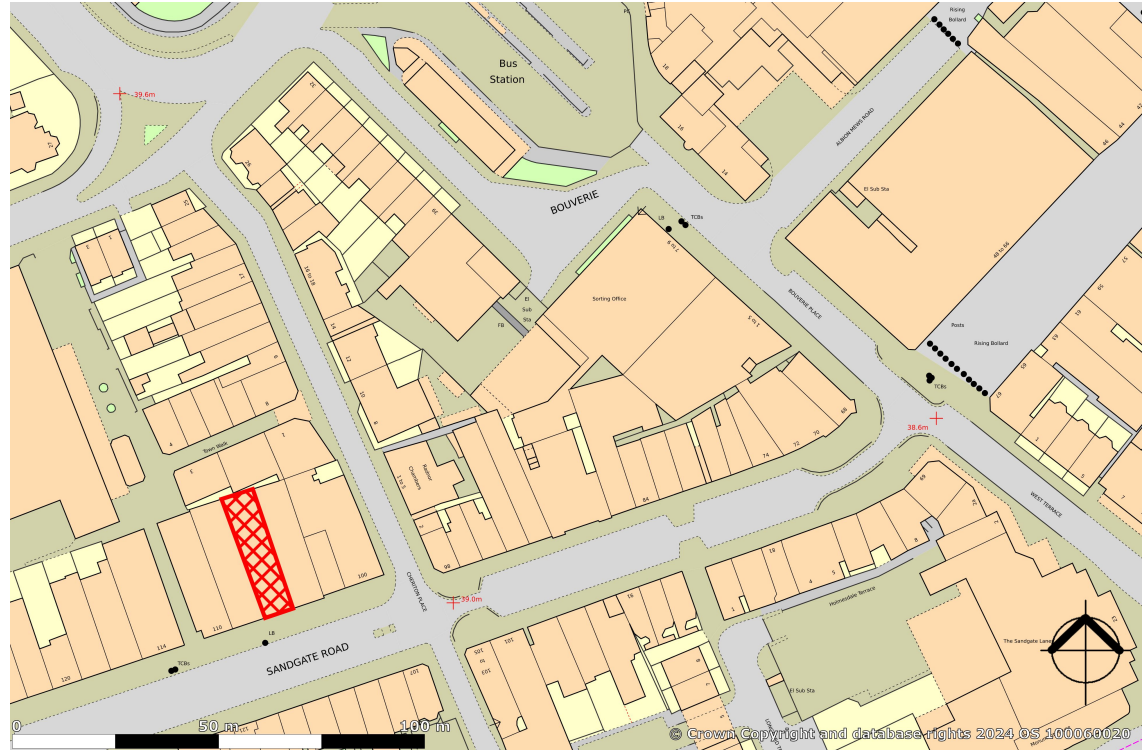
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## VACANT POSSESSION UPON COMPLETION

## SUBJECT TO CONTRACT

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

2460/July 2024



**Location Plan**

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.