

TO LET

**The Annexe, 26 Cheriton Gardens
Folkestone, Kent CT20 2AS**

**smith
woolley**
chartered surveyors

Office / Clinic Premises

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

Situation

The offices are located in Cheriton Gardens, a short distance from the bus station and Bouverie Place Shopping Centre. Nearby commercial businesses include Frederic Hall and Robson & Co.

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 property comprises a detached self-contained single-storey property with parking. The property has an entrance porch leading to a reception room and there is a second office/clinic behind the reception area. The reception area has a small sink and access to W/C facilities. The reception has a tiled floor and spotlights. The second room has laminate flooring, a wash hand basin and double doors with access to a small external patio area.

The property has the benefit of 2 car parking spaces in the adjoining car park. The property has most recently been used as a scanning clinic.

There are additional offices on the ground floor of the main building. Details are available upon request.

Accommodation	Approx. Net Internal Area	
	sq m	sq ft
Main Reception		126
Clinic Room		160
Total		286



Business Rates

Rateable Value	£2,650
UBR (2024/25)	49.9p

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

Services

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

Energy Performance Certificate

Not applicable

Terms

The property is available to rent on a new full repairing and insuring lease at a rent of **£450 per calendar month (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 of £250 towards landlord's 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)

2155.1/July 2024



Main Reception



Clinic Room



W/C