

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 an imposing mixed use detached four-storey property fronting Cheriton Gardens. The available offices are located on the ground floor and are accessed through an impressive porch with mosaic floor into a sizeable reception area. There are four main rooms, a kitchen and W/C facilities. One office/store is located in an attractive conservatory extension.

The offices benefit from 2 car parking spaces located in the car park at the rear of the property.

There are additional offices within the annexe at the rear of the property. Details are available upon request.

Business Rates

Rateable Value £6,400 UBR (2024/25) 49.9p

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



Accommodation

Accommodation		
	Approx. Net Inte sq. m.	rnal Area sq. ft.
Ground Floor		
Entrance hall leading to offices		
Office 1	31.49	339
(with feature bay window)		
Office 2	11.89	128
(with feature corner bay window	v)	
Rear Office	25.36	273
Conservatory Office / Store	8.36	90
Kitchen	2.41	26
Total	79.51	856



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.

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 115 (Band E).

Terms

The property is available to rent on a new full repairing and insuring lease at a rent of £12,500 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 of £250 towards landlord's legal fees.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

Siobhan Wood Philip Clapham

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01233 640800 01303 226622

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

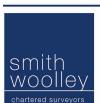
(This firm operates a Complaints Handling Procedure, details of which are available on request)

2335/July 2024









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