

TO LET

**Ground Floor, 26 Cheriton Gardens
Folkestone, Kent CT20 2AS**

smith
woolley
chartered surveyors

Office 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 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

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

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:

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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)

2335/July 2024

