

Folkestone – 28/30 Sandgate Road, Kent CT20 1DP
Large Retail Premises to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Large Retail Premises to Rent



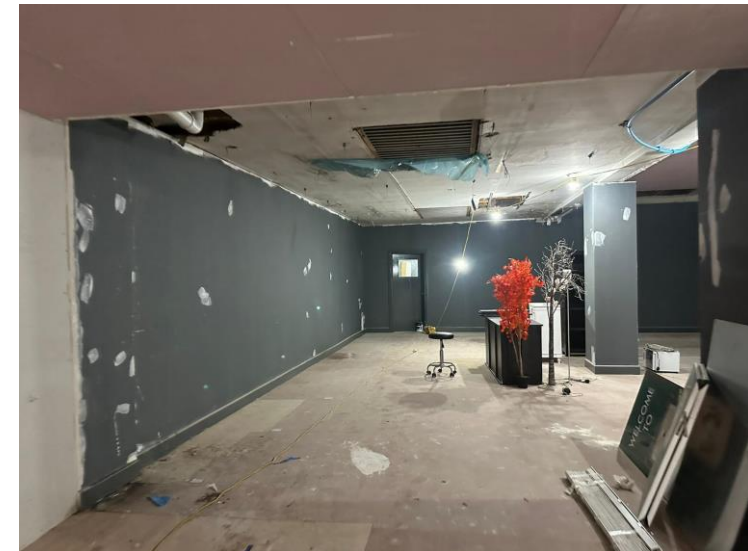
Property Features:

- Comprises double fronted retail premises
- VAT is applicable to this property
- Flexible terms to fit your needs
- Available on a new lease with terms to be agreed by negotiation.
- Suitable for variety of uses (Class E)
- Located on pedestrianised street in the heart of the town centre with occupiers nearby including Costa Coffee, HSBC, Waterstones, Superdrug, Shoe Zone and many more.

Property Description:

The property comprises large ground floor retail premises with ancillary accommodation at basement, providing the following accommodation and dimensions:

Ground Floor Retail:	277.50 sq m	(2,987 sq ft)
Basement: Ancillary	87.00 sq m	(936 sq ft)
Total NIA:	364.50 sq m	(3,923 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation
Rent: £576.92 +VAT per week (PCM: £2,500 +VAT)
Deposit: £7,500 (3 Months)

Rateable Value:

Rateable Value - £48,750 p.a.
Rates Payable - £24,300 p.a.

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



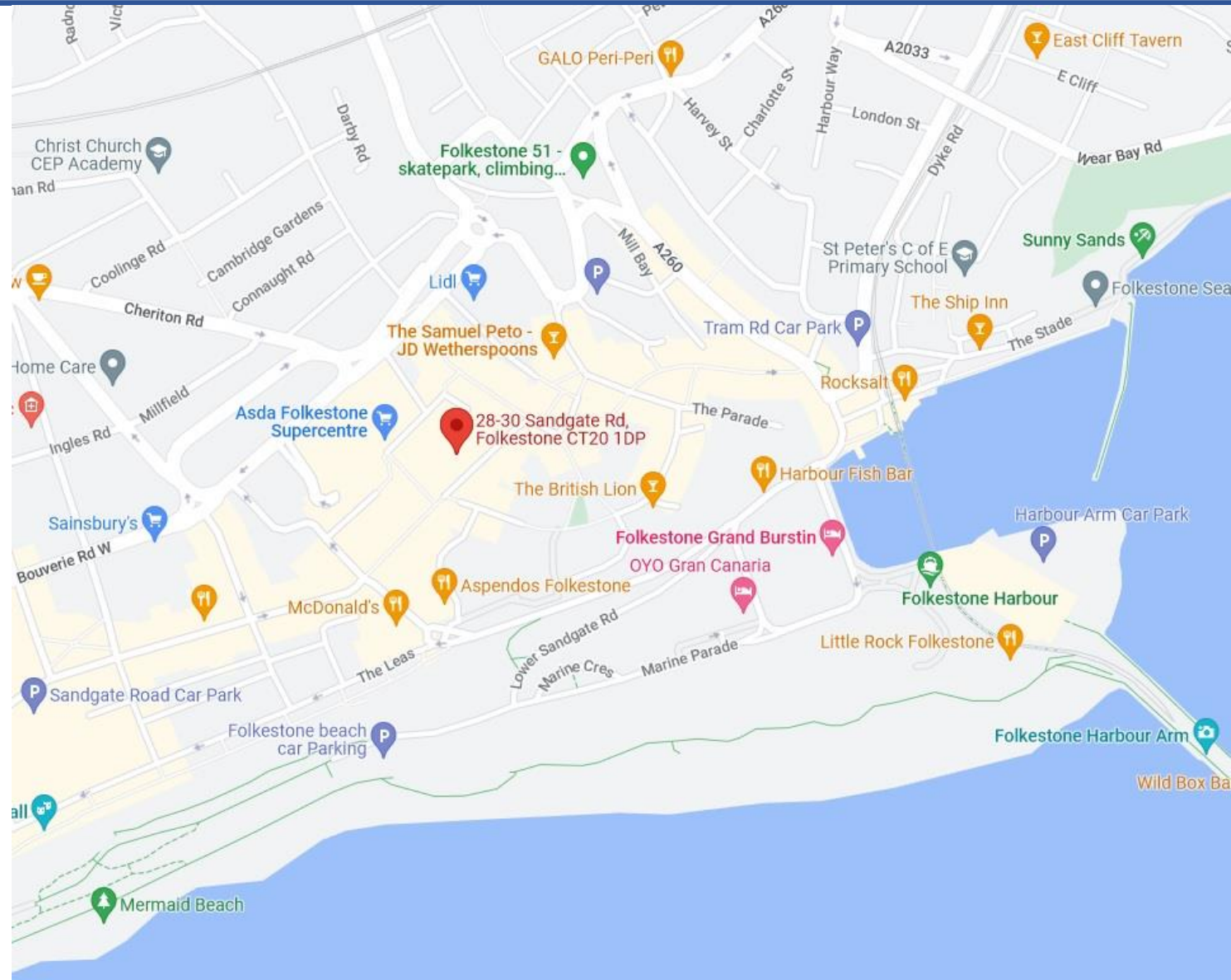
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Location:

Folkestone is a port town on the English Channel, in Kent, south-east England. The town is located at the eastern end of the M20 which provides fast access to Ashford, Maidstone, London and also to the M25. Stagecoach in East Kent operates local buses from the town. National Express runs coaches to Ashford, Dover, Hythe, Maidstone and London. The property is located on pedestrianised street in the heart of the town centre with occupiers nearby including Costa Coffee, HSBC, Waterstones, Superdrug, Shoe Zone and many more.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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