

TO LET

UNIT 4
TOWN WALK
FOLKESTONE, KENT
CT20 2AD

smith
woolley
chartered surveyors



Situation

This retail unit is located in the centre of the popular coastal town of Folkestone. The property forms part of the Town Walk shopping centre which has a varied tenant mix and adjoins Sainsbury's supermarket which benefits from a multi-storey public car park. The subject premises are situated just off Sandgate Road and Cheriton Place. Sandgate Road is the primary trading location within Folkestone Town Centre and Town Walk is a short distance from the bus station and the main pedestrianised area, where retailers including Debenhams, TK Maxx, WHSmith and Primark are situated.

Description

Forming part of Town Walk shopping parade, Unit 4 is an end of terrace lock up retail store with a return frontage facing Sainsbury's supermarket. The unit is accessed via double doors to the front and has a glazed frontage and side providing excellent display areas and giving good natural light. This unit is also equipped with W/C facilities.

The unit is about to undergo some refurbishment works and the current layout will slightly be amended (see plan).

The adjacent unit is also available to rent.

Accommodation

	Approx. Net Internal Area	
	sq. m.	sq. ft.
Ground Floor	50.0	538
Retail Area with WC		

Business Rates

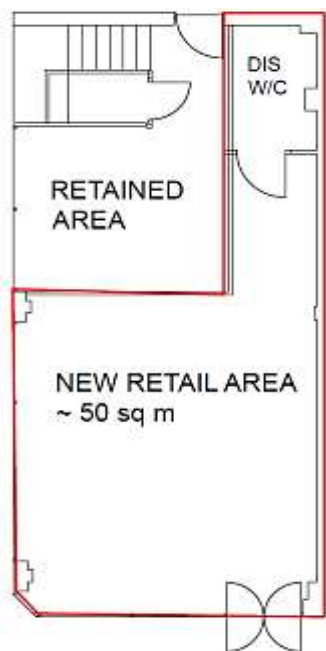
Rateable Value £10,000

UBR (2019/20) 49.1p

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

Terms

This property is available by way of new full repairing and insuring lease at a rent of **£7,950 per annum (plus VAT)**. Length of lease term negotiable. Service charge and deposit payable further details on request.



Energy Performance Certificate

Full Energy Performance Certificate and Recommendation Report available upon request, this property has a current energy efficiency rating of 89 (Band D).

Legal Costs

Ingoing tenant will be responsible for contribution towards Landlords legal fees.

Viewings

Strictly by appointment through these offices.

For Further Information Please Contact

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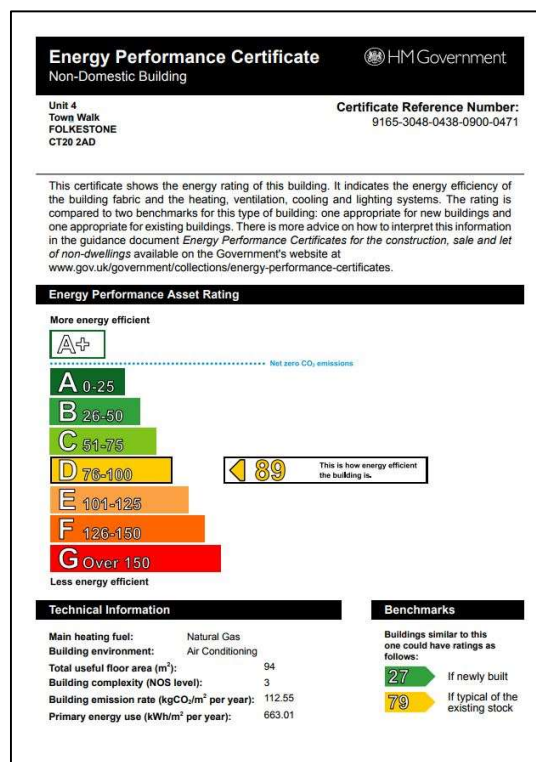
01303 226622

www.smithwoolley.com

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

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

A2956/December 2019



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.