

# TO LET

smith  
woolley  
chartered surveyors

## Town Centre Lock-Up Retail Unit

### 6 SANDGATE ROAD FOLKESTONE, KENT CT20 1DP



#### Situation

The premises are situated within the prime retail area in the pedestrianised part of Sandgate Road, where multiple traders such as **Debenhams**, **WH Smiths**, **Wilkinsons** and **Waterstones** are located.

Folkestone is a growing regional commercial centre where a resident district population of approximately 96,000 (2001) and is situated on the coast in south east Kent, approximately 70 miles from Central London with Dover 7 miles to the north east.

## Description/Accommodation

The premises comprise a lock-up retail unit of the following approximate areas and dimensions:

Approx. Net Internal Area			
	sq m	sq ft	
<b>Ground Floor</b>			
Sales Area	673	62.52	
<b>Basement</b>			
Storage	255	23.69	
Gross frontage	20 ft 8 ins	( 6.30 m)	
Internal width	19 ft 6 ins	( 5.94 m)	
Shop depth	37 ft 5 ins	(11.40 m)	

## Business Rates

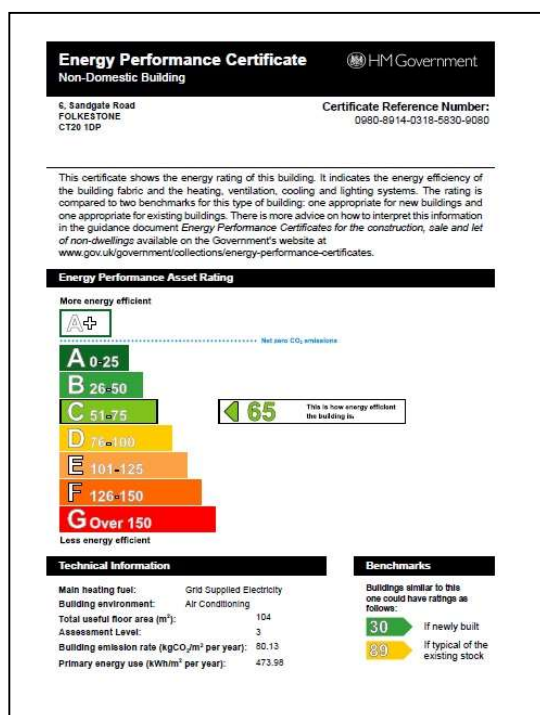
Rateable Value £22,500

UBR (2019/20) 49.1p

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

## Energy Performance Certificate

Full EPC recommendation report and certificate available upon request. The premises have a current energy efficient rating of 65 (Band C).



## Services

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

## Rent

The premises are available on flexible lease terms at a commencing rent of **£22,500 per annum plus VAT**.

## Legal Costs

Each party to pay their own legal costs.

## 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 upon request). 2045/April 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.