

TO LET

**Ground Floor & Basement
134 Sandgate Road
Folkestone
Kent CT20 2BW**

**smith
woolley**
chartered surveyors



43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 226622 sales@smithwoolley.com

Situation

The property is situated within a prestigious Grade II listed building in a prominent location on the junction of Sandgate Road and Manor Road as you enter into the busy shopping location in central Folkestone. The property was formerly occupied by Royal Bank of Scotland and is adjacent to Sainsbury's as well as many other local and multiple traders in the popular retail area along Sandgate Road.

Folkestone is a well-connected coastal town which boasts many exciting regeneration projects such as The Harbour Arm and The Creative Quarter.

Description

The premises forms part of a Grade II listed building consisting of a large ground floor retail unit with high ceiling clearance of approximately 5.5m, a rear office, kitchen, WC facilities and a basement for storage. The property also benefits from A2 (professional services) use, air-conditioning in the retail area and return frontage onto Manor Road. There is a solicitors' office based on the upper floors of the building.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Retail Area	104.52	1,125
Rear Office/Staff room	14.25	153
Kitchen	10.61	114
Basement		
Storage	65.53	705
Total:	194.91	2,098

Business Rates

Rateable Value £17,750

UBR (2019/20) 49.1p

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

Services

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

Energy Performance Certificate

Listed Building.

Terms

The premises are available by way of a new lease on repairing and insuring terms at a rent of **£21,500 (no VAT)**. Deposit payable. Length of lease is negotiable.

Legal Costs

Each party to pay their own legal fees.

Viewings

Strictly by appointment through these offices.

For Further Information Contact:

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01303 226622

Siobhan Wood
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01233 640800

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).
2102/January 2020

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.



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