

FOR SALE

**Units 3a & b, Defiant Close
Hawkinge
Kent CT18 7SU**

smith
woolley
chartered surveyors



**Showroom/Retail/Office
Premises**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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Location

Terlingham Forum in Defiant Close is situated just off Spitfire Way (A260 Folkestone to Canterbury Road) with direct access to the A20.

Hawkinge is located north of the M20 and Folkestone and has become the strategic location for housing and employment growth.

The surrounding area is a vibrant mixture of both commercial and residential users. These include a Lidl superstore, The Mayfly public house, Hawkinge House nursing home and Kid Ease nursery. The subject property occupies a prominent corner position on the Terlingham Forum commercial development which includes a diverse range of local businesses including a veterinary surgery, hairdressers, kitchen and flooring retailers, post office and a chemist. There are customer car parking facilities in front of the units.

Description

Unit 3a and 3b at Terlingham Forum form part of this popular mixed-use estate, constructed about 5 years ago. This prominent property benefits from full height windows facing the car parking area and is currently configured to create a bright office area, with a meeting room, kitchen, store and W.C. facilities (with shower). The units could be divided to create two separate premises, if required.

The premises were previously used to run a travel agent business, but could also be used for shop/showroom, office or financial services uses. Interested applicants should make their own planning enquiries at Folkestone and Hythe Council.

The units have been fitted out to a good specification including flooring, suspended ceiling with recessed lighting, alarm and central heating. There are two allocated car parking spaces at the rear of the units and visitors shared spaces in front of the property.

Accommodation

Approx. internal area 1,942 sq.ft. 180.41 sq.m.
(Including kitchen, stores and w.c. facilities)

Business Rates

Rateable Value: £21,250
UBR (2020/21): 49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council. Small business rates relief may apply.

Services

We understand all mains services are connected to the premises.



Energy Performance Certificate

Full EPC report and certificate are available on request. The premises have a current energy efficient rating of 23(Band A).

Terms

The premises are available by way of a sale of the long leasehold interest, some 999 years from April 2016 at a ground rent of £1.

Service Charge

Full details are available on request.

Price

£330,000 plus VAT.

Legal Costs

Each party to be responsible for their own legal costs.

Viewings

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). 2168/November 2020



