

**LAST  
REMAINING  
UNIT**

**FOR SALE**

**MIXED USE COMMERCIAL UNIT**

smith  
woolley  
chartered surveyors

**DEFIANT CLOSE, HAWKINGE  
KENT CT18 7RH**



**NO A3/A5 USE**

#### **Situation**

Terlingham Forum 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 mixed use estate currently is occupied by a Lidl Superstore, The Mayfly public house (Marston's), and a care home. Future planned development includes employment space and a retirement village providing a variety of bungalows and apartments.

## Description

Terlingham Forum comprises four blocks containing ground floor retail space and twelve flats on the two upper floor of each block. The shops benefit from being centrally located for access from the residential areas and primary school. The current occupiers include a hairdressing salon, tile/flooring shop, convenience store, café, travel agents and a veterinary practice.

## Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Unit 2 (Block 4)	115.6	1,245

## Business Rates

To be assessed.

## Services

All main services are available but are not currently connected as the premises is in a shell condition.

## Tenure

The unit is available on 999 year full repairing and insuring lease.

## Price

The unit is available at a sale price of £210,000.

## VAT

VAT will be charged at the prevailing rate.

## 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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## SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 1360/August 2017



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.