

TO LET

**28-30 Sandgate Road
Folkestone, Kent CT20 1DP**

smith
woolley

chartered surveyors



43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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Situation

This property is located within the heart of Folkestone's main pedestrian shopping parade adjacent to Boots. Other national stores such as Primark, TK Maxx, New Look, and Superdrug are all within close proximity to the property. Folkestone is a well-connected coastal Town that benefits from fast link train services into London St Pancras (less than an hour), the Channel Tunnel service to France, and is less than 30 minutes' drive from the Port of Dover. Folkestone also boasts some exciting regeneration projects such as the popular Harbour Arm and the Creative Quarter.

Description

An extensive self-contained ground floor retail premises and basement. The premises will be refurbished to provide new ceiling with some lighting, painted walls, kitchen and w/c facilities and a new shop front.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Retail Area	189.50	2,040
Rear Store	88.02	947
Basement		
Store	87.00	936
Total	364.46	3,923

Business Rates

To be re-assessed.

Services

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

Energy Performance Certificate

Full EPC recommendation report and certificate available upon request.

Terms

The premises are available on a new FRI lease at an annual rent of **£45,000 per annum (plus VAT)**. Length of lease is negotiable. Deposit payable.

Legal Costs

Each party to pay 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).

2144/November 2019





