

#### Situation

The premises are situated in a busy shopping location on the south side of Sandgate Road close to its junction with Longford Terrace, occupying a prominent position. Many national retailers are within the immediate vicinity including KFC, McDonalds, Barclays and Nationwide.

# Description

A newly refurbished ground floor self-contained shop located in a prominent position in Sandgate Road. To the rear is a small staff area and male and female w/c's.

## **Accommodation**

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Retail Area	74.41	801
Staff Area	3.90	42
Store	<u>1.11</u>	<u>12</u>
	79.42	855

#### **Business Rates**

Rateable Value £23,500 UBR (2021/22) 49.9p

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

## **Services**

We understand mains drainage, water and electricity 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 65 (Band C).

#### **Terms**

The premises are offered on a new full repairing and insuring lease, length of term to be agreed, at a rent of £22,000 per annum (no VAT). Deposit payable.

# **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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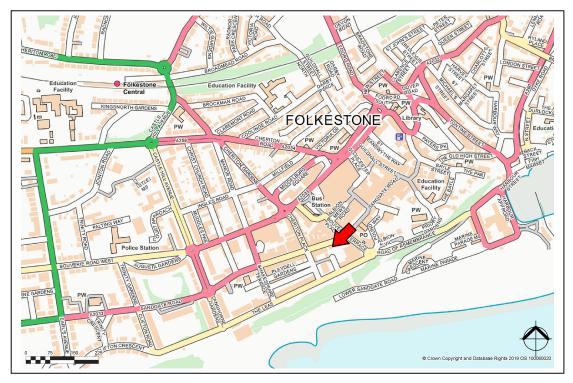
# VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2208/August 2021



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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