

**TO LET**  
**83 SANDGATE ROAD**  
**Folkestone**  
**CT20 2AF**

smith  
woolley

chartered surveyors

Reeds

Residential  
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**TO LET**

smith woolley  
01303 226622  
www.smithwoolley.com

**Town Centre Refurbished Lock-Up Shop**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

### 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
<b>Ground Floor</b>		
Retail Area	74.41	801
Staff Area	3.90	42
Store	<u>1.11</u>	<u>12</u>
	<b>79.42</b>	<b>855</b>

### 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:

Philip Clapham

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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).

2208/August 2021



