



3 WEST TERRACE, FOLKESTONE

£500 per month

Motis Estates are offering the opportunity to rent an office/beauty salon at the rear of a Barbers in the heart of Folkestone's Town Centre opposite McDonalds and Iceland.



Moving with Motis



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3 West Terrace Folkestone CT20 1RR

**Shared Access , All Inclusive , Ideal for Beauty Salon ,
High Ceilings , Town Centre Location**

Description

Motis Estates, Chartered Surveyors in Folkestone are pleased to offer this fantastic commercial unit in the thriving West Terrace, Folkestone Town Centre suitable for a wide array of uses such as an office, beauty salon, hairdressers or treatment rooms.

The property consists of an office/salon at the rear of a well established Barbers in the heart of the Town Centre. The property benefits from high ceilings with LED lighting, laminate flooring and a small storage area. There is also the potential for a first floor office.

The premises are situated in a busy shopping location in West Terrace near its junction with Sandgate Road. Many national retailers are located in the immediate vicinity, including, Iceland and McDonalds as well as a number of independent restaurants.

Bouverie Place Shopping Centre nearby has Primark, Asda and New Look amongst others. Town centre car parks and the bus station are within easy reach.

Total: 381 sq ft

Lease Term: Flexible. A Licence Agreement of 2 Years. £200 plus VAT legal fee payable by the tenant.

Rent: £500 per calendar month (no VAT). Rent includes electricity, water and business rates.

Energy Performance Certificate: Pending

Services: Mains water, drainage, electricity. (no Gas)

Legal Costs: The incoming tenant to contribute £200 plus VAT towards the Landlord's reasonable legal costs.

Viewing Strictly by appointment through Motis Estates Chartered Commercial Surveyors.

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request). Please contact Kris Foster MRICS on 01303 212020 for further details.

IMPORTANT NOTICE FROM MOTIS ESTATES Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

Postcode CT20 1RR

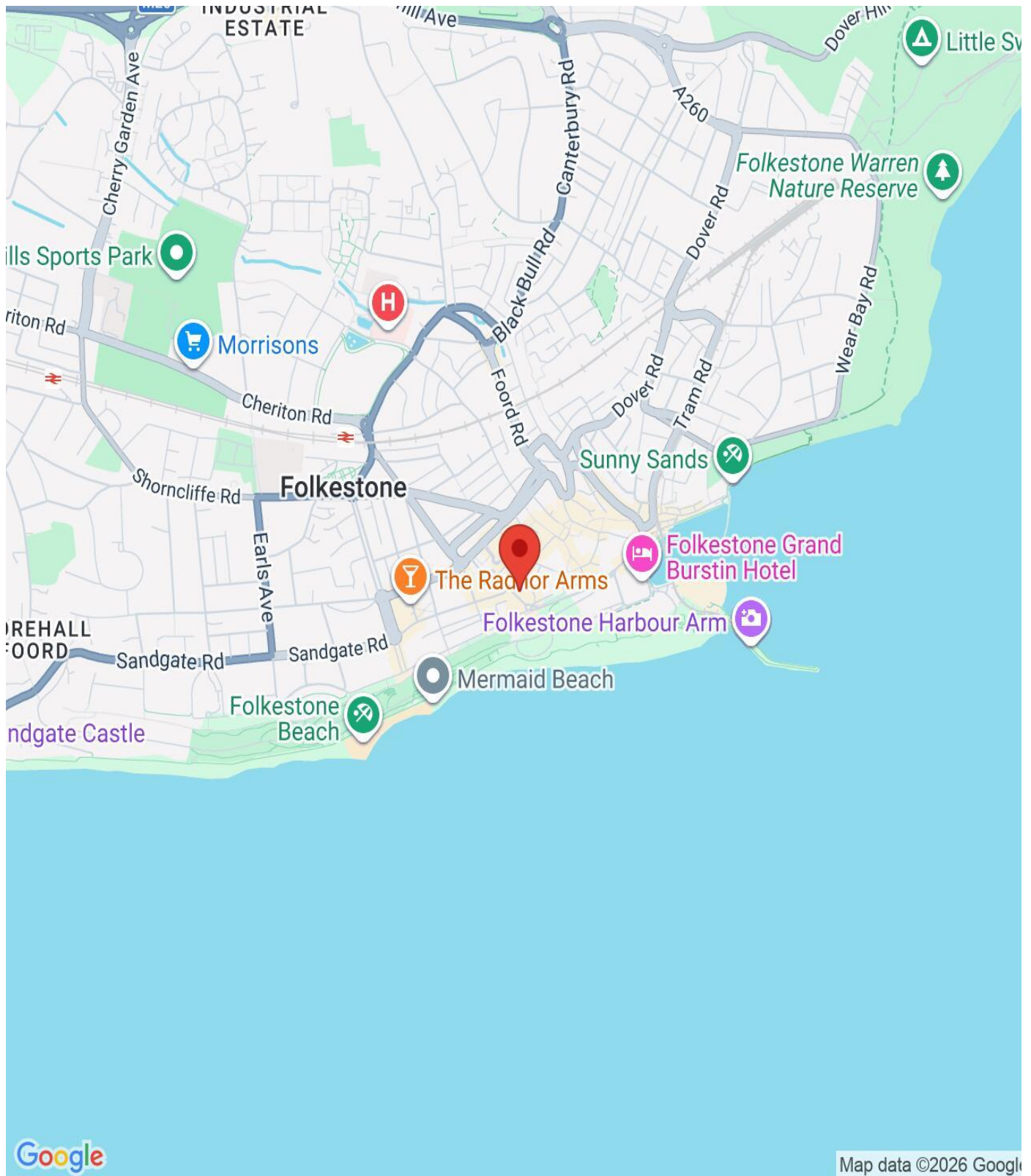
Viewings Strictly by appointment only -
Property Reference MOTIS_011811

Opening Hours:

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 3.00







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