

4 West Cliff Gardens, Folkestone, CT20

Let Agreed - £750 pcm



, 1250 sq. feet (116.13 sq. meters), Office

The property is prominently located within the heart of Folkestone Town Centre and provides office/salon space over two floors. The property has been recently used as a hair and beauty salon and benefits from shower cubicles in a number of rooms. Nearby occupiers include Burger King, Primark and Asda with the Bouverie Place Shopping Centre.

Communications are excellent, including the high speed rail service to London St Pancras with a journey time of less than one hour. Dover cross Channel ferry services is a 15 minute drive east, the M25 is easily accessible via the M20 and Eurostar services to Paris, Brussels and Northern Europe from Ashford International rail station just 20 minutes' drive to the west.

A three storey commercial property in a distinctive Victorian semi-detached building with bay windows to the front. The ground floor accommodation is currently tenanted for office use (B1) with the first and second floor's were being used under E use of the Use Class Order as a beauty salon. The property comprises 4 treatment rooms, kitchen, staff room, office to the rear and 2 x w/c's.

Gas, Electricity, water and drainage are connected;

A new effectively FRI lease is available on terms to be agreed

An initial rent is sought of £9,000 per annum payable monthly or quarterly in advance (No VAT)

A service charge of 50% is payable to cover the shared amenities and general maintenance and upkeep of the building. Price on Application.

The incoming tenant is to be responsible for landlord's reasonable legal costs incurred in the granting of a lease.

From a search of the Valuation Office Website we have identified Rateable Value - £7,800.00. It is understood that there may be small business relief in respect of the rates payable and applicants should make their own enquiries of the local authority.

EPC: D (84)

For further details, contact Motis Estates Commercial Chartered Surveyors on 01303 212020 or kris.foster@motis-estates.com

#### 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.





**Contact**

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