

Grace Hill, Folkestone, CT20

To Rent - £500 pcm



, 1172 sq. feet (108.88 sq. meters), Shop

The property requires refurbishment however has a large amount of potential with a prominent location opposite the Library on Grace Hill, on the edge of Folkestone Town Centre.

The retail area extends to 109 sq m (1,172 sq ft). The glazed frontage is ideal as a prominent display for any occupier and benefits from a roller shutter for further security.

Beyond the retail area, there is a large amount of storage/retail space with a large basement which can be used as storage. The kitchen is also within the basement. On the first floor, there is an office and a w/c.

Total: 109 sq m (1,172 sq ft)

Retail area: 48.2 sq m

Basement: 47.5 sq m

First Floor: 14.2 sq m

Use Class: E class use

Full EPC and Recommendation Report is available upon request, this property is yet to be assessed. EPC Pending.

Rateable Value: TBC

Small Business Rates Relief may apply, interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

Rent: £500 per calendar month (no VAT)

Viewing strictly by appointment through these offices through Motis Estates Commercial Agents in Folkestone via e-mailing commercial@motis-estates.com or contacting 01303 212020.

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).



Contact

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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.