

Folkestone - 233 Cheriton Road, Kent CT19 4AX
Prominent Retail/Commercial Premises - To Let



BLUE ALPINE

PROPERTY CONSULTANTS



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Property Features:

- Comprises large ground floor retail premises
- Suitable for variety of uses (Class E), subject to planning and all necessary consents
- VAT is NOT applicable to this property
- Available by way of a new lease of the whole premises, with terms to be agreed by negotiation, subject to contract
- Situated on a main arterial route, within 5 min walk from Folkestone West train station
- Occupiers nearby include Premier, KFC, Domino`s Pizza, Takeaway`s and many more.

Property Description:

Prominent triple-fronted ground-floor commercial premises comprising a substantial open-plan showroom/retail area with excellent frontage to Cheriton Road, together with rear storage, kitchenette and WC facilities, providing the following accommodation and dimensions:

Ground Floor: 256 sq m (2,756 sq ft)

Open plan showroom, kitchenette, wc

**All areas and dimensions are approximate.*



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Terms:

Available by way of a new lease of the whole premises, with terms to be agreed by negotiation, subject to contract.

Guide Rent: £36,000 per annum exclusive

Service Charge: A service charge is payable in respect of the property. Further details and the current budget are available on request.

Rent deposit might be required, subject to covenant and agreed terms.

Rateable Value:

Rateable Value - £27,000 p.a.

Rates Payable – Prospective occupiers are advised to make their own enquiries with the relevant local authority regarding rates payable.

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



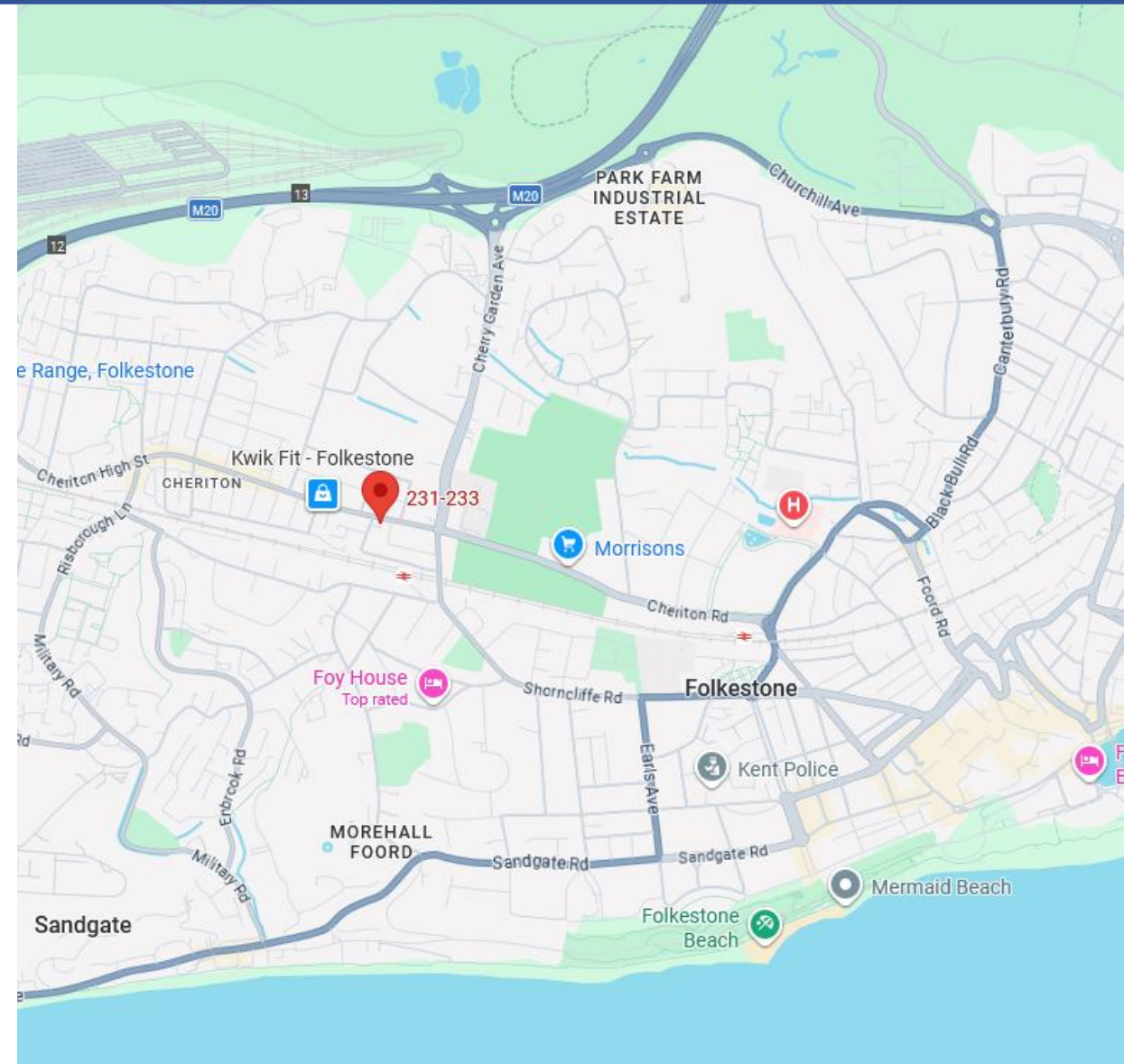
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Location:

The town of Folkestone is a long established Channel port, located on the south Kent coast approximately 9 miles west of Dover and 15 miles south of Canterbury. The town benefits from direct motorway links via the M20 (Junction 13) to the M25 Motorway. Folkestone West Station is approx 5 min walk to the south and provides direct access to Central London. Occupiers nearby include Premier, KFC, Domino's Pizza, Takeaway's and many more.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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Disclaimer:

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