

TO LET

**36 Sandgate Road
Folkestone, Kent CT20 1DP**

smith
woolley
chartered surveyors



Prominent corner retail unit with return frontage

Situation

The premises occupy a prominent corner location within the heart of Folkestone's main pedestrian shopping parade adjacent to Simmonds Jewellers. Other national stores such as Boots, Primark, TK Maxx, New Look, and Superdrug are all within close proximity to the property. Folkestone is a well-connected coastal Town that benefits from fast link train services into London St Pancras (less than an hour), the Channel Tunnel service to France, and is less than 30 minutes' drive from the Port of Dover. Folkestone also boasts some exciting regeneration projects such as the popular Harbour Arm and the Creative Quarter.

Description

The premises benefit from a prominent return frontage (new window to be installed) to Alexandra Gardens, close to the Bouverie Place Shopping Centre, and comprise an open plan retail area with suspended ceiling, recessed lighting, vinyl flooring and glazed frontage with centre recessed access doors. WC facilities will be installed at the rear of the shop. Alternatively, the first floor stores, WC facilities and office are available to rent by separate negotiation.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Retail Area	76.0	822
with WC facilities		
(First floor is approx. 54.55 sq m)		

Business Rates

To be re-assessed.



Ground Floor Shop



First Floor Staff Room
(separate negotiation)



First Floor office
(separate negotiation)

Services

We understand mains drainage, water and electricity are connected to the premises

Energy Performance Certificate

Full EPC recommendation report and certificate are available on request. The premises has a current energy efficient rating of 84 (Band D).

Terms

The ground floor premises only are available on a new FRI lease at an annual rent of **£22,500 per annum (plus VAT)**. Length of lease is negotiable. Deposit payable.

Legal Costs

The ingoing tenant will be responsible for a contribution towards the landlord's legal fees.

Viewings

Strictly by appointment through these offices.

For Further Information Contact:

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or via our joint agent:

Jackson Criss - Adam Rawcliffe - 0207 637 7100

VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

Anti-Money Laundering Regulations

In accordance with HMRC Money Laundering legislation, we are obliged to undertake full identity verification checks of all new tenants. If a rental offer is made and accepted, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction. These tenant checks are subject to an administration fee. Details on request.

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

2657/September 2026

