

36 SANDGATE ROAD FOLKESTONE KENT CT20 1DP

SHOP TO LET
PRIME CORNER



LOCATION

The property occupies a central position on the pedestrianised section of Sandgate Road, adjacent to Simmonds Jewellers and opposite F. Hinds and Lloyds Bank. Retailers in close proximity include Costa, Superdrug, HSBC, Debenhams, Waterstones, Boots Clarks, Brighthouse, H Samuel, the Works and Edinburgh Woolen Mill.

The unit benefits from a prominent return frontage leading down to Bouverie Shopping Centre where occupiers include Primark, Peacocks, T K Maxx, Poundland, New Look, Specsavers, Vodafone, Starbucks and Sports Direct.

LEASE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

Offers sought in excess of £35,000 pax.

VAT

VAT will be charged at the appropriate rate, if applicable.

LEGAL COSTS

Each party is to be responsible for it's own legal costs incurred in the transaction.

EPC

An EPC will be made available upon request.

ACCOMMODATION

The premises comprise the entire building providing the following approximate areas:

Ground Floor Sales	95.69 sq m	1,030 sq ft
First Floor Ancillary	55.28 sq m	595 sq ft
Second Floor Ancillary	55.28 sq m	595 sq ft

RATES

Rateable Value		£28,000
UBR 2018/19		48p in the £
Rates Payable		£13,440

Interested parties are advised to verify these figures by contacting the local authority, Folkestone & Hythe District Council on 01303 853 555.

VIEWING

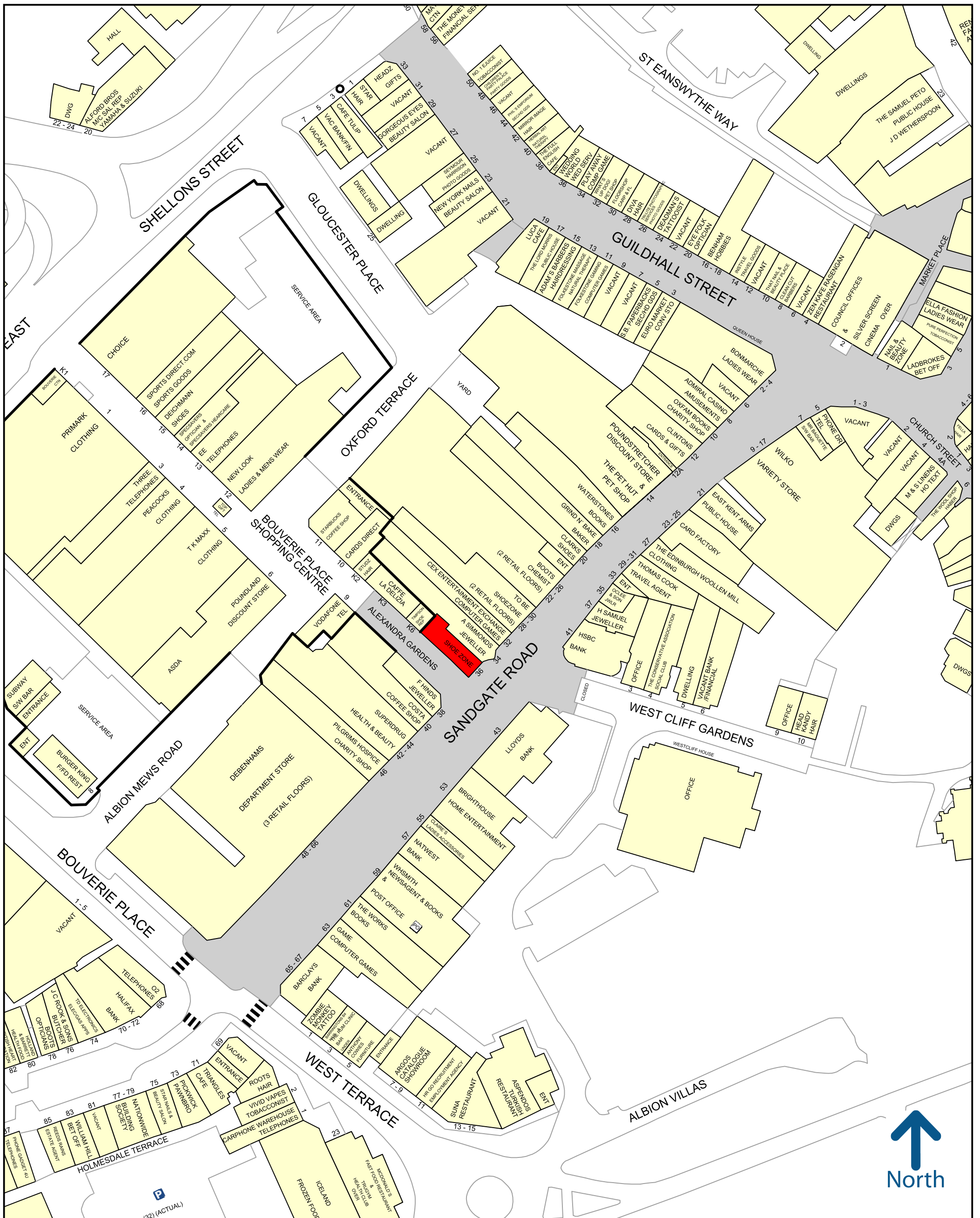
Strictly by appointment through the assignor's **sole agents**.

CONTACTS

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50 metres

Experian Goad Plan Created: 21/01/2019
Created By: Stephen Kane and Co



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