

TO LET

*TOWN CENTRE PREMISES ON 1ST & 2ND FLOORS
CONSIDERED SUITABLE FOR A VARIETY OF USES*

smith
woolley
chartered surveyors

24A RENDEZVOUS STREET
FOLKESTONE, KENT
CT20 1EZ



Situation

The property is located within Folkestone Town Centre and forms part of The Creative Quarter which is a popular hub of local mixed commercial users including art galleries, cafes, restaurants, charity shops, hairdressers, and boutiques. The main Bouverie Place Shopping Centre is only a 5 minute walk from the property and includes main retailers such as Boots, Wilkos, Primark, and TK Maxx. Other nearby attractions include The Harbour Arm which is open throughout the Spring/Summer period and increases both local and wider tourism to the Town.

Folkestone enjoys excellent communication links with High Speed Rail services giving a journey time of less than 1 hour to Central London, the Channel Tunnel, and access to both the Motorway network and Dover Ferry Terminal from the M20/A20.

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 226622 sales@smithwoolley.com

Description

The premises is accessed by its own entrance at ground floor level and stairs lead you to the first floor, comprising a large open plan area, currently used as a snooker hall, with bar and male and female w/c facilities.

The second floor, currently used as a music venue, comprises a bar and lounge area, together with a raised stage, wooden dance floor and male and female w/c facilities.

Accommodation

	Approx. Net Internal Area	
	sq. m.	sq. ft.
First Floor	273.97	2,949
Second Floor	244.24	2,629
Total	518.21	5,578

Business Rates

Rateable Value	£23,750
UBR (2019/20)	49.1p

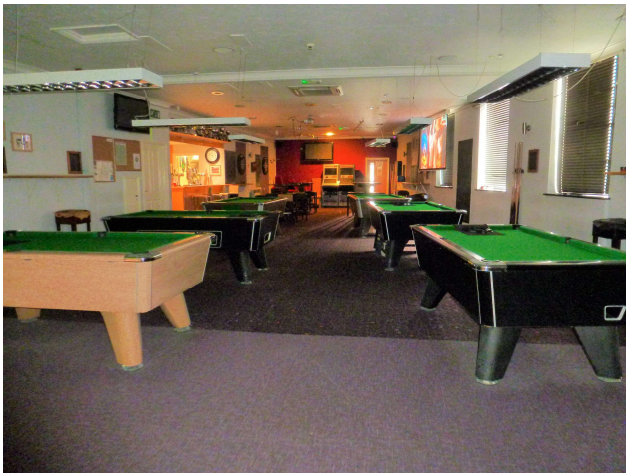
Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

Services

We understand all mains services are connected to the premises

Use

The premises is considered suitable for a variety of uses such as B1 (office), D1 (clinic, meeting hall, education) or D2 (leisure).



Energy Performance Certificate

Full EPC and Recommendation Report is available upon request, this property has a current energy efficient rating of 79 (Band D).

Terms

The premises are available on a new full repairing and insuring lease at a commencing rent of **£26,500 per annum (no VAT)**.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment through these offices

For Further Information Contact:

Philip Clapham
philip.clapham@smithwoolley.com
01303 226622

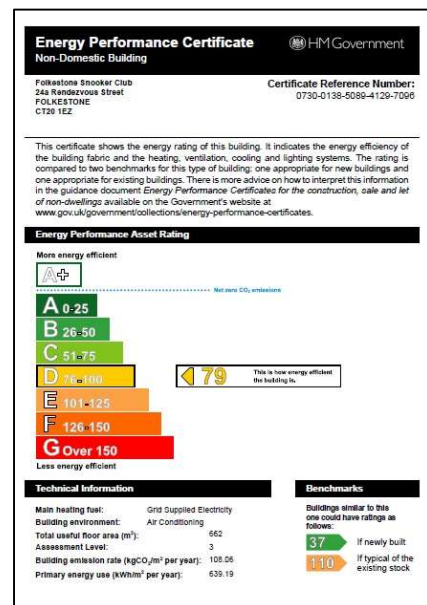
Siobhan Wood
siobhan.wood@smithwoolley.com
01233 640800

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VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

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

2171/March 2020



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.



Location Map



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