TO LET

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

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.
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

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<tr>
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<th>Approx. Net Internal Area</th>
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<tr>
<td></td>
<td>sq. m.</td>
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<tr>
<td>First Floor</td>
<td>273.97</td>
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<tr>
<td>Second Floor</td>
<td>244.24</td>
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<tr>
<td>Total</td>
<td>518.21</td>
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Business Rates
Rateable Value £23,750
UBR (2019/20) 49.1p
Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

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:
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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
Location Map