

# TO LET

## *Café*

### **38 GUILDHALL STREET Folkestone, Kent CT20 1EE**



#### **Situation**

The property is situated in the pedestrianised area of Folkestone town centre which has recently undergone major refurbishment. The property is a short distance from Sandgate Road, the prime retail area, where multiple traders are located such as Bon Marche, Wilkinsons, Boots and Waterstones.

#### **Description**

A terraced building of traditional brick construction currently laid out to provide lower ground floor offices, ground floor café and separate maisonette, on the two upper floors. At the rear of the property is a yard used as a car parking area.

#### **Accommodation**

	Approx. Net Internal Area	
	sq m	sq ft
<b>Ground Floor</b>		
Café	51.10	550
Store	2.40	26

#### **Business Rates**

Rateable Value	£4,100
UBR (2009/10)	48.5p
Rates Payable	£1,988.50

Interested parties are advised to confirm these figures with Shepway District Council.



#### **Services**

We understand that all main services are connected to the property.

#### **Terms**

The café is available to rent on flexible lease terms at a commencing rent of **£9,000 per annum.**

#### **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)

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Smith-Woolley & Perry

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