

**Half-Rent
1st Year**

TO LET

Shop & Maisonette

**372 CHERITON ROAD
Folkestone, Kent**

SW&P
chartered surveyors

Situation

Cheriton is a busy local shopping centre situated approximately one mile north of Folkestone town centre, within easy reach of Junctions 12 and 13 of the M20 Motorway. The property occupies a prominent position within this retail parade where nearby occupiers include One Stop, Vantage Pharmacy and other local service providers.

Description

The property is situated centrally within a purpose built retail parade comprising ground floor lock-up shops with residential maisonettes above. Accessed off Ilex Road at the rear of the parade is a concrete yard providing parking and rear access to the shop. The shop, until recently was trading as a newsagents.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Retail Area	63.54	684
Store	3.71	40
Maisonette		
First Floor - living room, kitchen		
Second Floor - three bedrooms, bathroom/wc		

Business Rates

Rateable Value	£7,500
UBR (2010/11)	41.4p
Rates Payable	£3,105

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



Council Tax

The maisonette is listed within Band 'B' for Council Tax purposes, currently payable at £1,181.

Services

Mains electricity, water and drainage are connected to the property.

Terms

The whole property is available to rent on flexible lease terms at a commencing rent of **£13,500 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 on request)

1206/April 2010

Smith-Woolley & Perry

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