

**Rent-Free  
Available**

## FOR SALE / TO LET

**290 CHERITON ROAD  
Folkestone, Kent CT19 4DP**

### 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

A three-storey mid-terrace building currently laid out to provide ground floor lock-up shop and separate maisonette on the upper floors.

### Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
<b>Ground Floor</b>		
Retail area	41.62	448
Store	12.82	138
Lean-to covered area	17.65	190

### Maisonette

First Floor - lounge, kitchen, study & wc  
Second Floor - 3 bedrooms, bathroom & wc,

### Business Rates

Rateable Value	£4,500
UBR (2009/10)	48.5p
Rates Payable	£2,182.50

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

### Services

All mains services are connected to the property.

### Planning

Permission was granted for change of use and conversion of the maisonette to two self-contained flats on 26 November 2007 (application Y07/1355/SH).



### Tenancies

Shop - Offered with vacant possession  
Maisonette - Let for 12 months from 11 May 2009 on an assured shorthold tenancy at a rent of £550 per calendar month.

### Terms

Offers are invited for the freehold in excess of **£147,500**. Alternatively the shop is available to rent on flexible lease terms at a commencing rent of **£6,500 per annum**.

### Legal Costs

Each party to pay their own legal costs.

### Viewing

Strictly by appointment through these offices.

### For Further Information Contact:

Philip Clapham  
[philip@swandp.co.uk](mailto:philip@swandp.co.uk)  
**01303 228729**

**VACANT POSSESSION UPON  
COMPLETION  
SUBJECT TO CONTRACT**

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

1286/February 2010