

TO LET

Ground Floor Lock-Up Shop with Basement

2A WEST TERRACE Folkestone, Kent CT20 1RR

SW&P
chartered surveyors

Situation

The premises are situated in a busy shopping location in West Terrace near its junction with Sandgate Road. Many national retailers are located in the immediate vicinity, including Debenhams and Argos. Bouverie Place Shopping Centre nearby has Primark, Next and HMV amongst others. Town centre car parks and the bus station are within easy reach.

Folkestone is a growing regional commercial centre with a resident district population of approximately 96,000 (2001) and is situated on the coast in South East Kent, approximately 70 miles from Central London with Dover 7 miles to the north east. High speed rail services to St Pancras London from Folkestone Central take just under one hour.

Description & Accommodation

The premises comprise a ground floor lock-up shop with basement storage within a four-storey purpose built property with offices situated on the upper floors. The available accommodation provides the following approximate net internal floor areas:

	sq m	sq ft
Ground Floor		
Retail area	48.3	520
Basement		
Stores	75.2	810

Business Rates

Rateable Value	£14,750
UBR (2010/11)	41.4p
Rates Payable	£6,106.50

Interested parties are advised to confirm these figures with Shepway District Council. Occupiers of the property may be entitled to small business rate relief.



Services

We understand that main drainage, water and electricity are connected to the premises.

Terms

The premises are offered on a new full repairing and insuring lease, length of term to be agreed, at a commencing rental of **£20,500 per annum exclusive**.

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)

1383/December 2010

Smith-Woolley & Perry

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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 oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.