

TO LET

Lock-Up Shop

**10 GUILDHALL STREET
Folkestone, Kent CT20 1DZ**

SW&P

chartered surveyors

Situation

The property occupies a prominent position within the main pedestrianised area of Folkestone town centre, being situated opposite Bon Marche and a short distance from Sandgate Road, the prime retail area, and close to other multiple traders such as Waterstones, Clinton Cards, Boots and Wilkinsons.

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.

Description

The available accommodation occupies the ground and lower ground floor within a terraced building. Rear access for deliveries is available at lower ground floor level off St Eanswythe's Way.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Retail Area	93.04	1,002
Lower Ground Floor		
Sales	54.74	589
Storage	35.45	382
Internal width	4.54	14 ft 11 ins
Shop depth	22.30	73 ft 2 ins

Services

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

Business Rates

Rateable Value	£12,000
UBR (2010/11)	41.4p
Rates Payable	£4,968

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



Terms

The property is available to let on a new full repairing and insuring lease, length of term to be agreed, at a commencing rental value of **£18,750 per annum exclusive**.

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
01303 228729

www.swanp.co.uk

**VACANT POSSESSION UPON
COMPLETION
SUBJECT TO CONTRACT**

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

1284/May 2010

Smith-Woolley & Perry

The Manor Office, 43 Castle Hill Avenue, Folkestone, Kent CT20 2RB

sales@swandp.co.uk Tel: 01303 226622 www.swandp.co.uk Fax: 01303 226133

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.