

TO LET

10 RENDEZVOUS STREET Folkestone, Kent CT20 1EX

SW&P
chartered surveyors

Town Centre premises suitable for retail or office use

Situation

The premises are situated in Rendezvous Street at its junction with George Lane, a short distance from Sandgate Road and Bouverie Place Shopping Centre, where multiple traders such as Debenhams, WH Smith, Boots, Wilkinsons and Next are located. Rendezvous Street is a thriving pedestrianised 'quarter' with a wide variety of independent traders including coffee and gift shops and galleries.

Description

The premises are of brick construction and the available premises are located on the ground and first floors and benefits from good window display.

Accommodation

	Approx. Net Internal Area sq m	sq ft
Ground Floor		
Retail	30.56	329
Rear Store	5.38	58
First Floor		
Office/Store	24.52	264

Business Rates

Rateable Value	£6,200
UBR (2011/12)	43.3p
Rates Payable	£2,684.60

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



Services

Mains water and electricity are connected to the premises.

Terms

The premises are available on flexible lease terms at an initial rent of **£8,500 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)

1452/May 2011

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.

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