

TO LET

Ground Floor Self-Contained Shop

**38 THE OLD HIGH STREET
Folkestone, Kent CT20 1RN**

SW&P
chartered surveyors

Situation

The property is situated on the western side of The Old High Street, which is a pedestrianised narrow cobbled thoroughfare linking Folkestone Harbour to the town centre and is one of the main tourist areas with the popular Quarterhouse, Folkestone's newest performing arts and business centre, being a five minute walk away. The street forms an important part of the fledgling Creative Quarter, which aims to encourage and promote all forms of art and culture. A large number of the properties have been extensively refurbished with new venues due to open over the coming months.



Description

A ground floor self-contained shop, suitable for alternative uses such as office or studio.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Retail Area	16.5	178

Business Rates

Rateable Value	£2,225
UBR (2011/12)	43.3p
Rates Payable	£963.43

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



Services

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

Terms

The property is available on a full repairing and insuring lease, length of term to be agreed, at a commencing rental of **£3,600 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 on request)

1435/August 2011

Smith-Woolley & Perry

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

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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.