



24 THE LEAS, CT20 2DY

£24,000 per annum

Motis Estates are offering the opportunity to rent a well established Bar on the Leas opposite the famous Leas Cliff Hall.

The property has been used as a bar for multiple years and has the benefit of a restaurant with 80 covers adjacent (under separate negotiation)

For all commercial properties, please visit www.motis-estates.com



Moving with Motis



24 The Leas Folkestone CT20 2DY

3 Phase Electricity , Integrated Fire Alarm , Integrated Security Alarm , Air Conditioning

Description

Motis Estates, Chartered Surveyors in Folkestone are pleased to offer this fantastic commercial unit in the thriving area of the Leas in Folkestone Town Centre. The property is opposite the famous Leas Cliff Hall.

The premises are situated close to a busy area on the edge of Folkestone Town Centre. Many national retailers are located in the immediate vicinity, including, Iceland and McDonalds. Bouverie Place Shopping Centre nearby has Primark, Asda and New Look amongst others. Town centre car parks and the bus station are within easy reach.

The property is a lower ground floor bar with a separate entrance to the hotel.

There is plenty of storage and shared use of the pump room. The bar is fully fitted with fridges. There is a seating and dance area as well as a stage. The property has the benefit of tv's, built in speakers and air conditioning.

The men's toilets require refurbishment but the ladies toilets have been recently refurbished.

Separate negotiation can be undertaken for the adjacent restaurant with kitchen and storage to the rear. There are 80 covers for the restaurant. More details can be provided.

Total: TBC

Lease Term: The property will be offered on a minimum term of 5 Years

Rent: £24,000 per annum (no VAT) to include rent and business rates.

Utilities: Gas and Electricity will be based per usage via sub-meters.

Rent Deposit: Minimum of 3 Months

Service Charge: Included within the Rent

Business Rates: Included within the Rent

Services: Mains water, gas, drainage and electricity.

Viewing: By arrangement with Motis Estates only.

Tenure: Leasehold

Postcode CT20 2DY

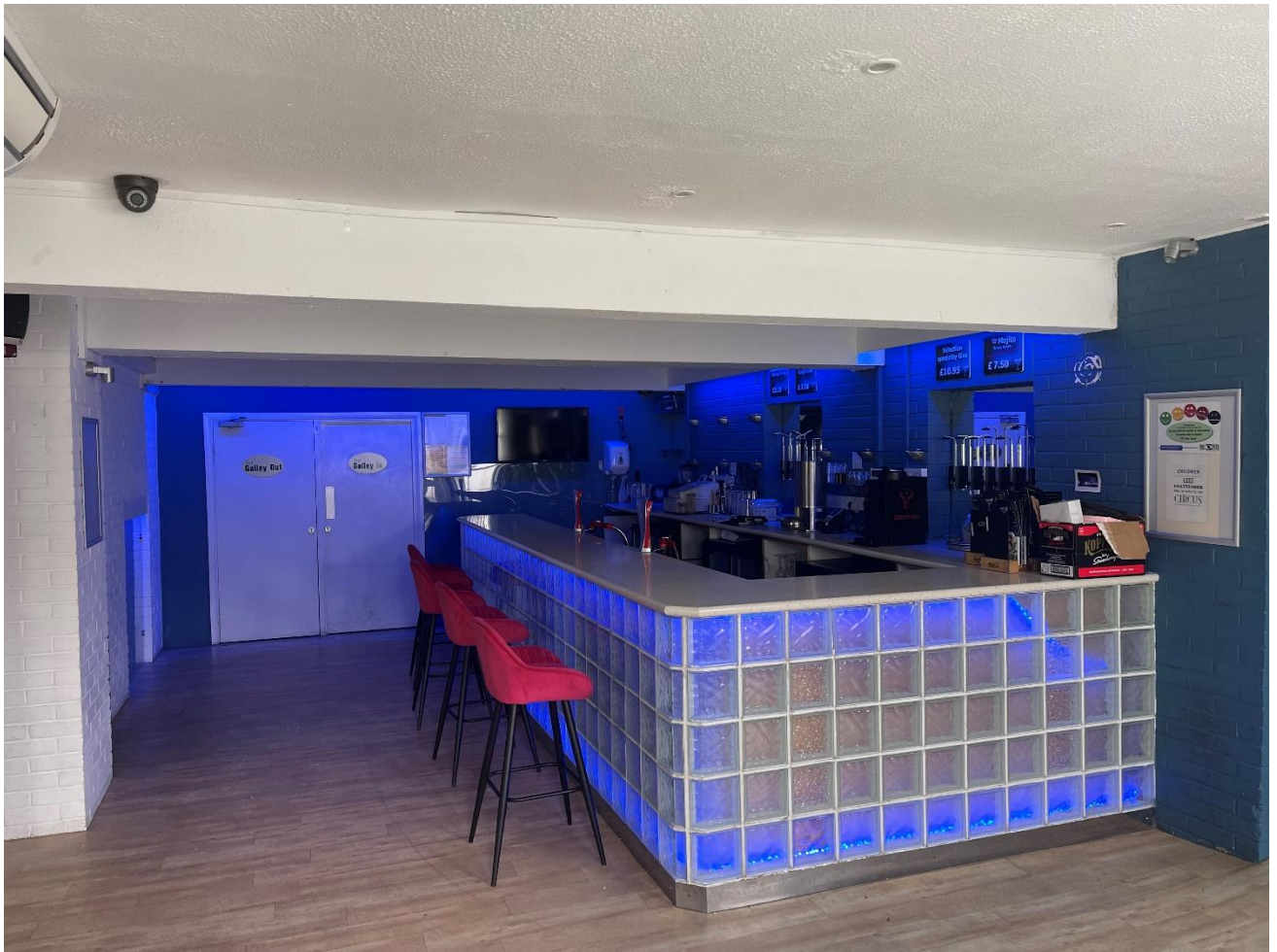
Viewings Strictly by appointment only -
Property Reference MOTIS_005695

Opening Hours:

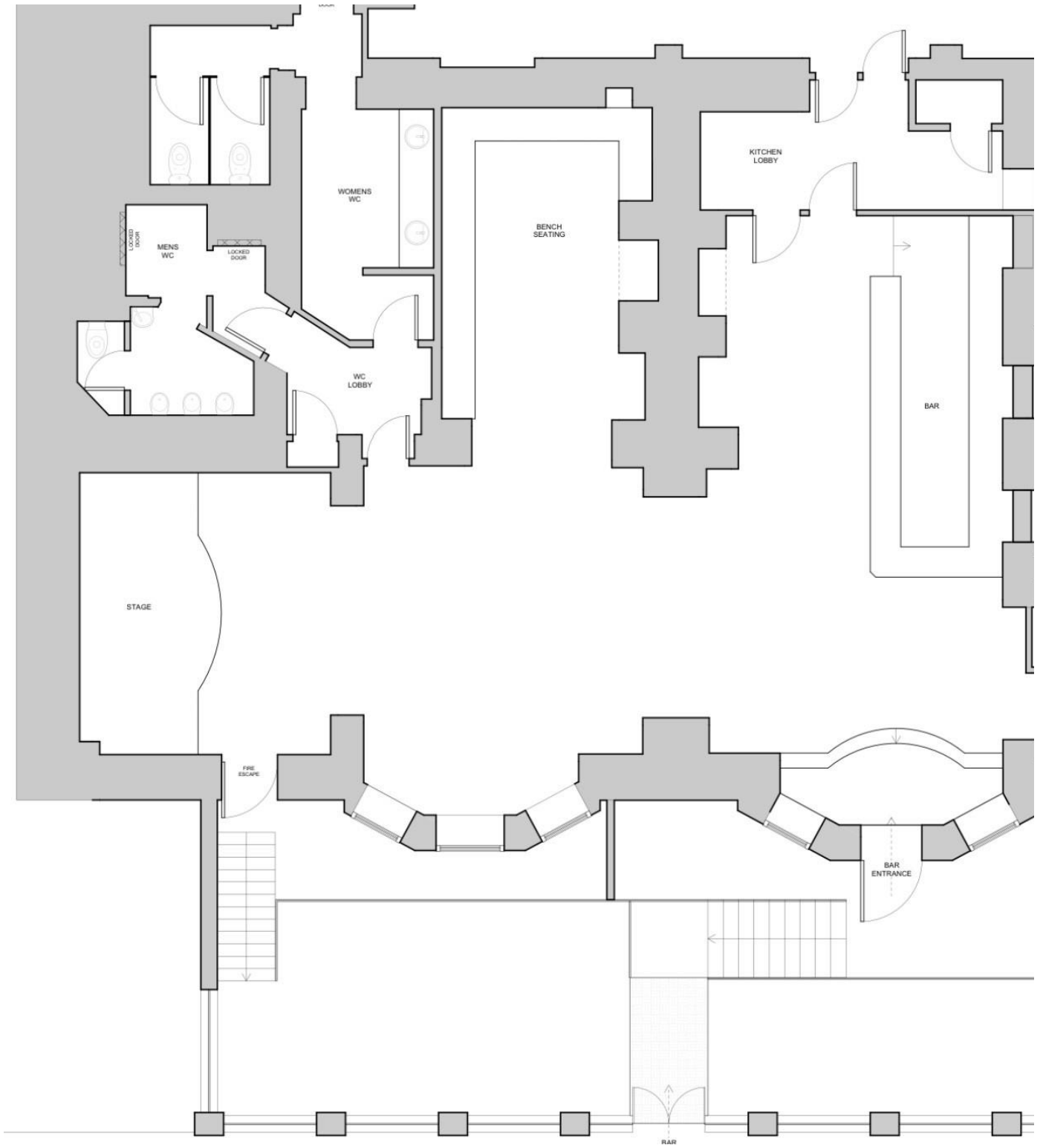
Monday - Friday 9.00 - 5.30

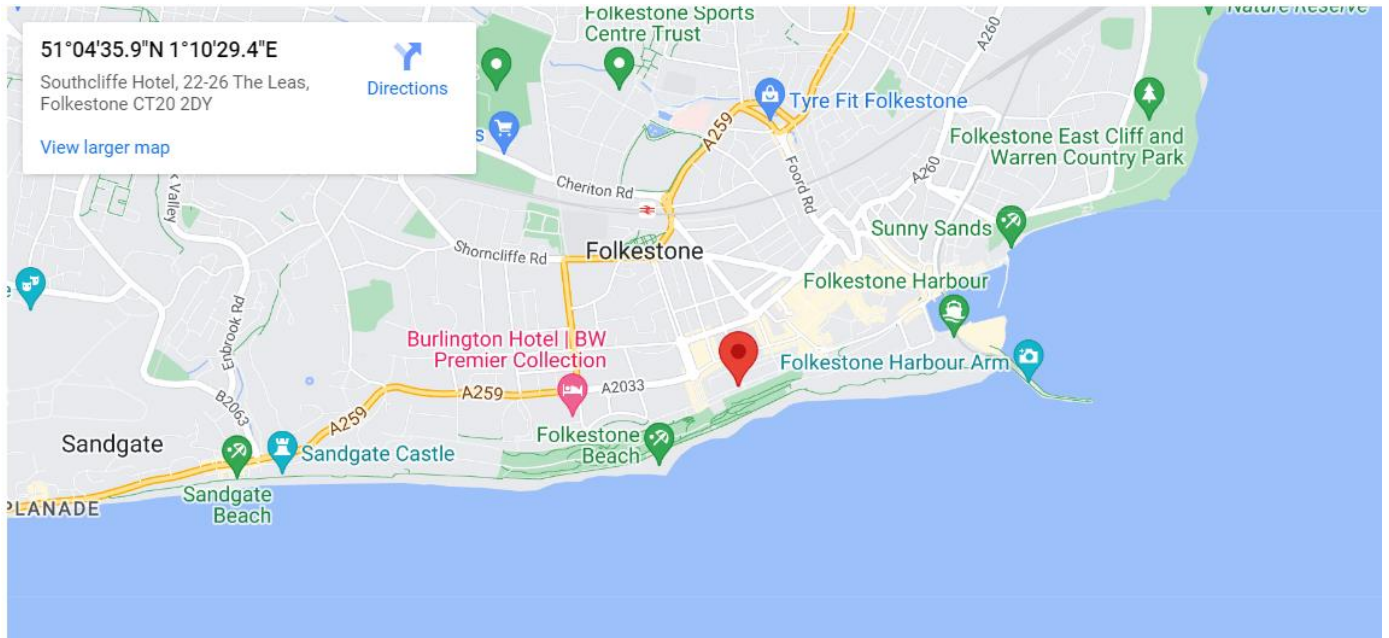
Saturday 9.00 - 3.00











IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.