



RESTAURANT, 24 THE LEAS, FOLKESTONE

£24,000 per annum

Motis Estates are offering the opportunity to rent a well established restaurant linked to the South Cliff Hotel on the Leas opposite the famous Leas Cliff Hall.

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

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



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Restaurant, 24 The Leas Folkestone CT20 2DY

3 Phase Electricity , Integrated Fire Alarm , Integrated Security Alarm , Air Conditioning in Restaurant Area , Fitted Kitchen , 80 Covers

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 restaurant for 80 covers with a fully fitted Kitchen including walk in chiller and freezer, commercial dishwasher, chest freezers, ovens, commercial grill, 4 ring hob and deep fat fryers.

Separate negotiation can be undertaken for the adjacent bar.

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.

EPC - C (52) Valid until July 2028.

Viewing: By arrangement with Motis Estates only.

Tenure Leasehold

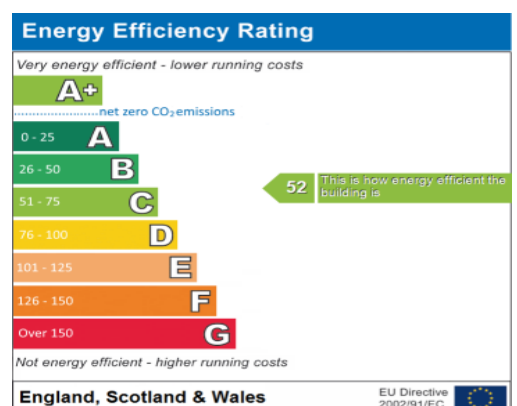
Postcode CT20 2DY

Viewings Strictly by appointment only -
Property Reference MOTIS_005696

Opening Hours:

Monday - Friday 9.00 - 5.30

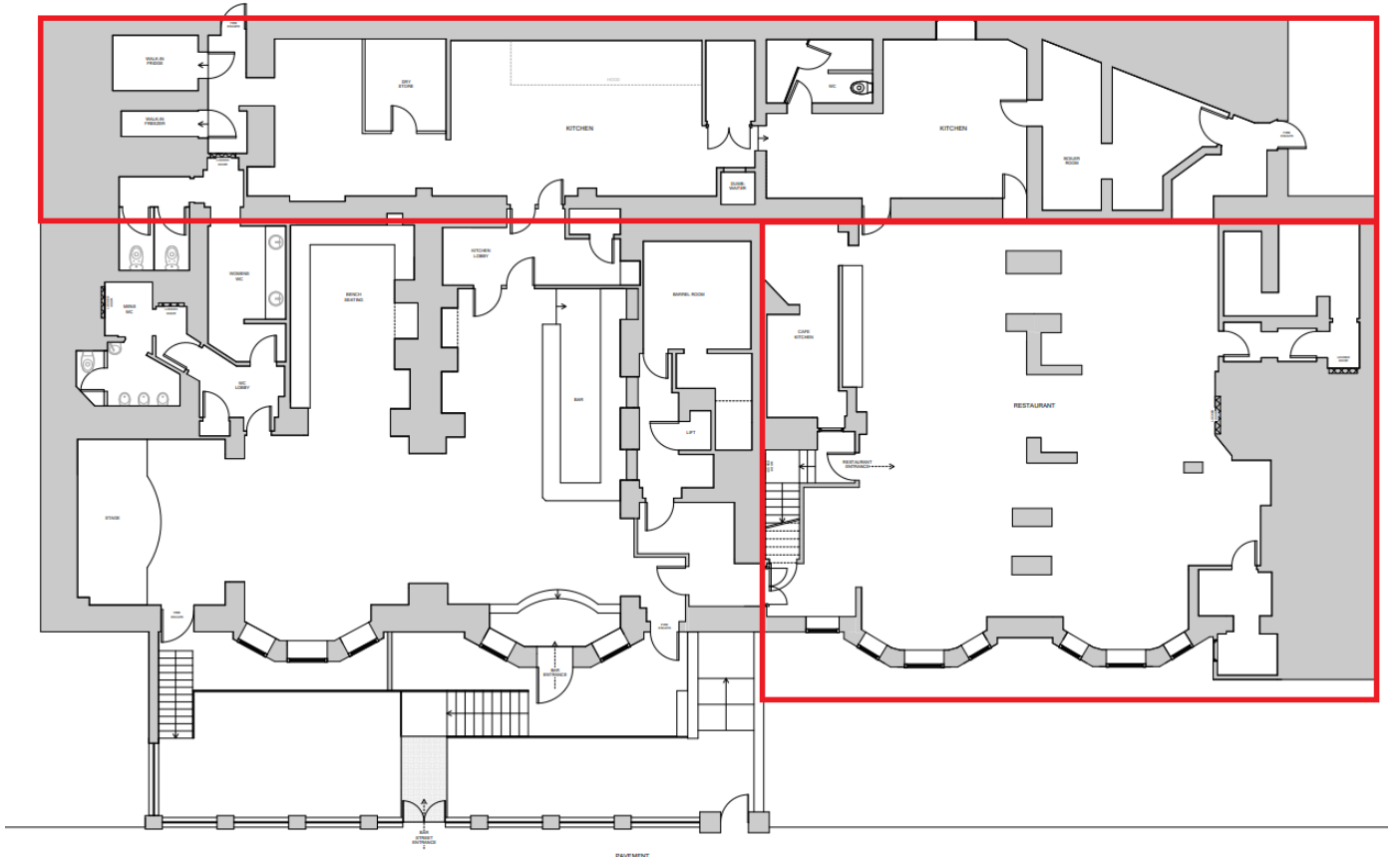
Saturday 9.00 - 3.00

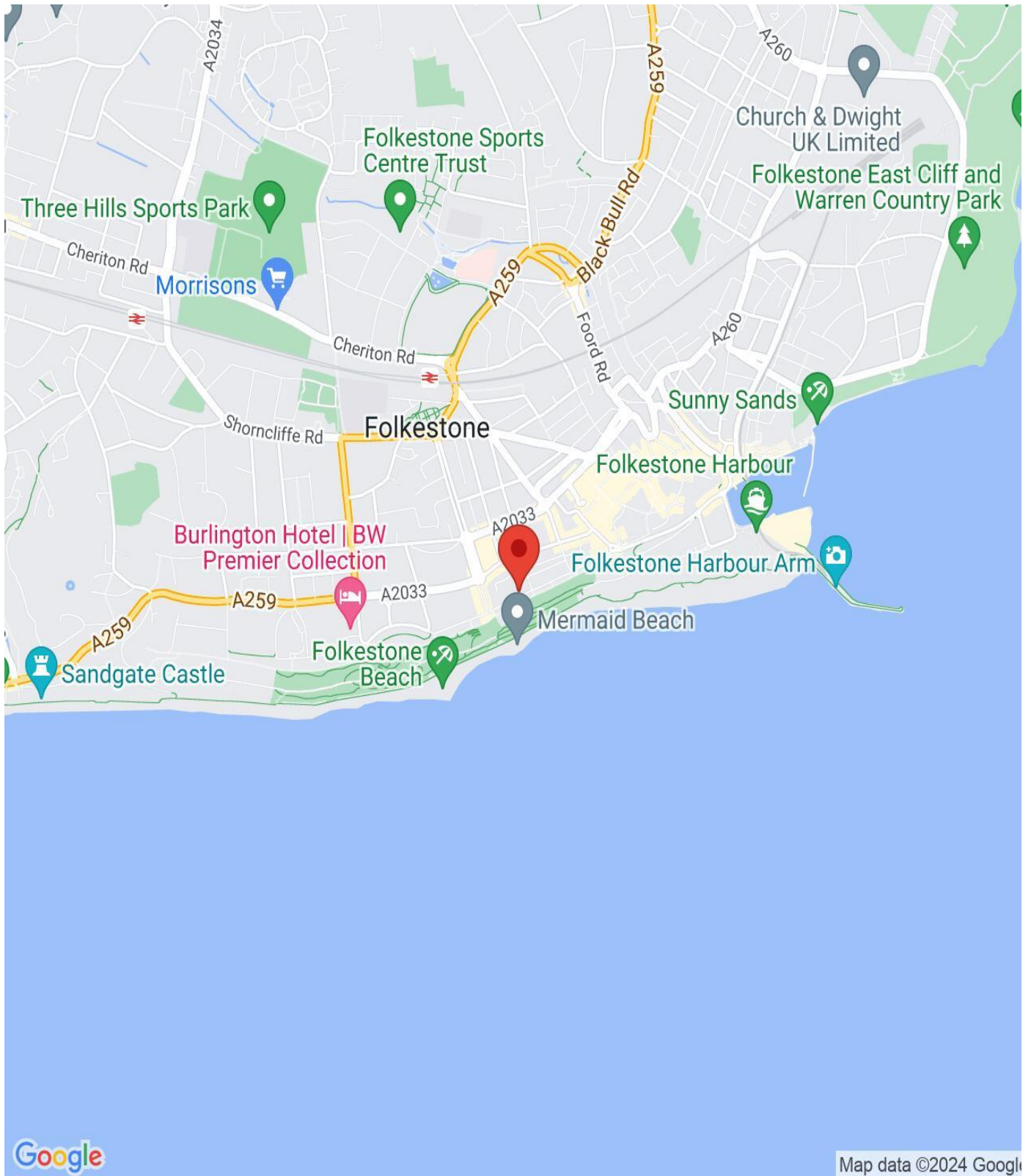












IMPORTANT NOTICE

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.