



## 22 CHERITON HIGH STREET, FOLKESTONE

**£750 per month**

Former Cafe available To Let in Prominent area of Cheriton.

- Seating Area in Forecourt
- Fitted Kitchen
- Large Frontage
- Prominent Location



## Moving with Motis



# 22 Cheriton High Street Folkestone CT19 4ET

**Cafe , Good Position , Outdoor Seating , Fitted Kitchen ,  
New Lease**

## **Description**

Former Cafe in Cheriton, Kent The property is situated in a very prominent position in Cheriton Road (B2064) in a parade of shops including Costa, the Post Office and a number of independent retailers in close proximity.

Parking is readily available outside the property with 1 hour bays and is free after 6pm.

The property is a ground floor former cafe with a fully fitted kitchen to the rear, a staff area and also rear access for deliveries. The property is in a good condition and consists of a new shop front, upvc double glazed frontage, new flooring, suspended ceiling with LED lighting. There is also the added benefit of an air conditioning unit in the kitchen.

To the front of the property, there is a forecourt for external seating.

The property is based in Cheriton within walking distance to Folkestone West train station which has direct links to London St Pancras within 56 minutes on HS1. The Port of Dover is approx. 9 miles east with links to the continent.

Zone A 28.5 sq m 307.1765 sq ft

Zone B 10.2 sq m 110.785 sq ft

Staff Area 10.5 sq m 113.9678 sq ft

Kitchen 7.1 sq m 76.96628 sq ft

Total: 56.3 sq m (606 sq ft)

Rateable Value: £7,000.00 (please contact Folkestone & Hythe District Council on 01303 853000 for further details)

Services: Electricity, Gas, and Mains Water are connected

Energy Performance Certificate: TBC

Rent: £750 per calendar month (no VAT)

Service Charge/Buildings Insurance: 33% of external maintenance costs and Insurance.

Legal Fees: £750 plus VAT

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or commercial@motis-estates.com SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

## **Tenure**

**Postcode** CT19 4ET

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005721

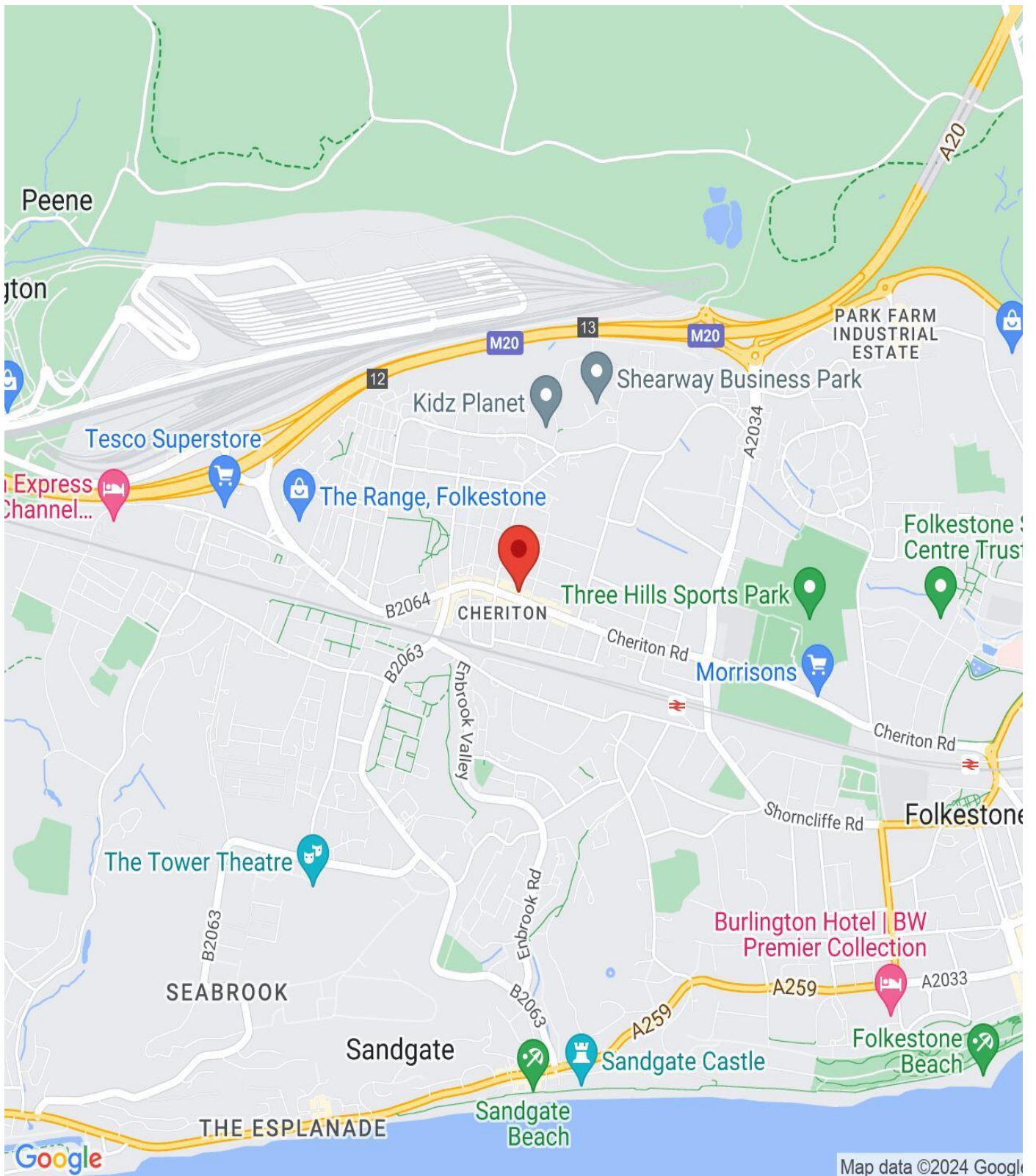
## **Opening Hours:**

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.