



31 TONTINE STREET, FOLKESTONE

£1,333 per month

*** INCENTIVES AVAILABLE *** Motis Estates Chartered Surveyors in Folkestone are proud to bring to market a prominent shop in Creative Quarter within Tontine Street. With an authorised use of E Class and a prominent frontage, viewing is essential.



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31 Tontine Street Folkestone CT20 1JT

Description

Motis Estates are proud to advertise a prominent shop situated in the Creative Quarter within Tontine Street, with fantastic connections to local transport links, and Folkestone Central, taking you to London in less than an hour. The property is in the main through flow to the Folkestone Harbour Arm with more than 100,000 visitors a year. Situated on the outskirts of Folkestone town centre, with a variety of retail users in the vicinity including multiples such as beauty salons, barbers, coffee shops, takeaways and restaurants.

Nearby is the Quarterhouse which is a successful entertainment venue. On street parking is available outside the premises for free after 6pm there are several public car parks including multi storeys within easy walking distance of the premises.

The building is currently arranged with a commercial shop that was previously a cafe on the ground floor but could be used for a wide array of uses. The new change in the planning structure to allow A1, A2, A3, D1 and D2 to be interchangeable will certainly make the property more desirable however is ideal for a restaurant, bar or cafe due to the size of the shop.

The property benefits from being refurbished ready for a tenant fit out with the walls and ceilings having new plasterboard and tiled flooring. There are toilets on the ground floor for customer or staff use. To the rear, there is a former kitchen area.

There is also a small yard accessed at the rear. The frontage has also been replaced and the front of the building repainted.

The property comprises the following: Retail: 71 sq m (851) sq ft

Terms: A new full repairing and insuring lease at an initial rent of £1333.00 per calendar month (no VAT). Service Charge and Buildings Insurance payable.

Rent Deposit: To be discussed with ingoing tenant.

Use: E Class

Energy Performance Certificate: 70 (C) - Full EPC available upon request.

Services: Water, Drainage and Electricity

Rateable Value: TBC - The previous rating was below £12,000 Rateable Value therefore we anticipate Small Business Rates Relief will be applicable.

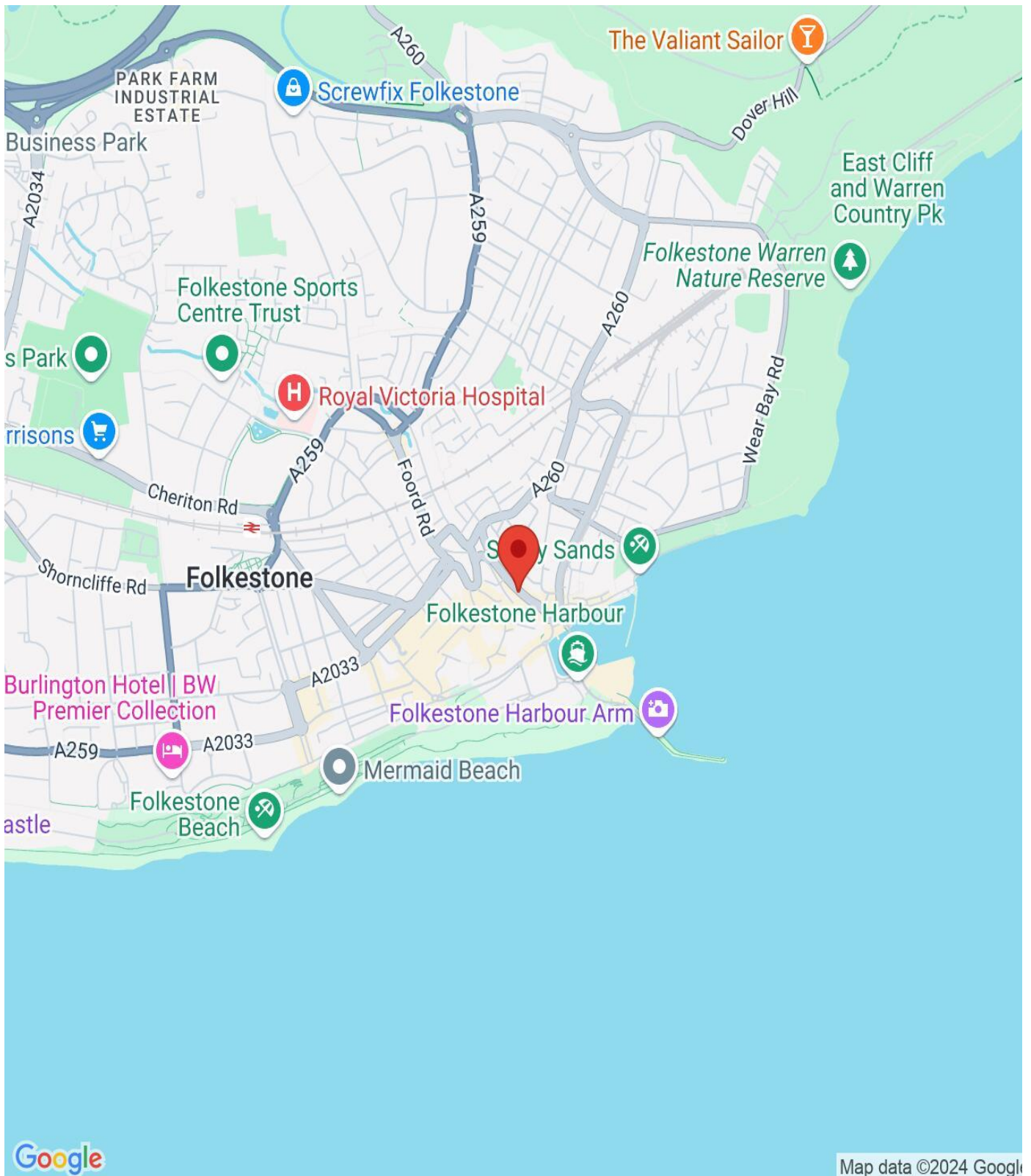
Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or commercial@motis-estates.com

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request). IMPORTANT NOTICE FROM MOTIS ESTATES 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.









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