



304 CHERITON ROAD, FOLKESTONE

£750 per month

- Prominent Shop to Let in Cheriton
- Opportunity to Refurbish a Property
- Multitude of potential uses
- Mezzanine Not included



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304 Cheriton Road Folkestone CT19 4DP

New Lease , Good Position , Requires Refurbishment

Description

The property is situated in a very prominent position in Cheriton Road (B2064) in a parade of shops including KFC, Morrisons 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 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.

The property has been utilised as a retail shop for a number of years and has the benefit of a large retail area of approx 500 sq ft and then an office/storage area to the rear which is approx. 160 sq ft.

The property requires refurbishment including the installation of heating.

The property is available on a new lease at £9,000 per annum (£750 PCM). Incentives available.

Retail: 667 sq ft.

Rateable Value: £4,350.00 (please contact Folkestone & Hythe District Council on 01303 853000 for further details)

Services: Electricity and Mains Water are connected (No Gas)

Energy Performance Certificate: D (88) valid until 2027.

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).

Postcode CT19 4DP

Viewings Strictly by appointment only -
Property Reference MOTIS_006565

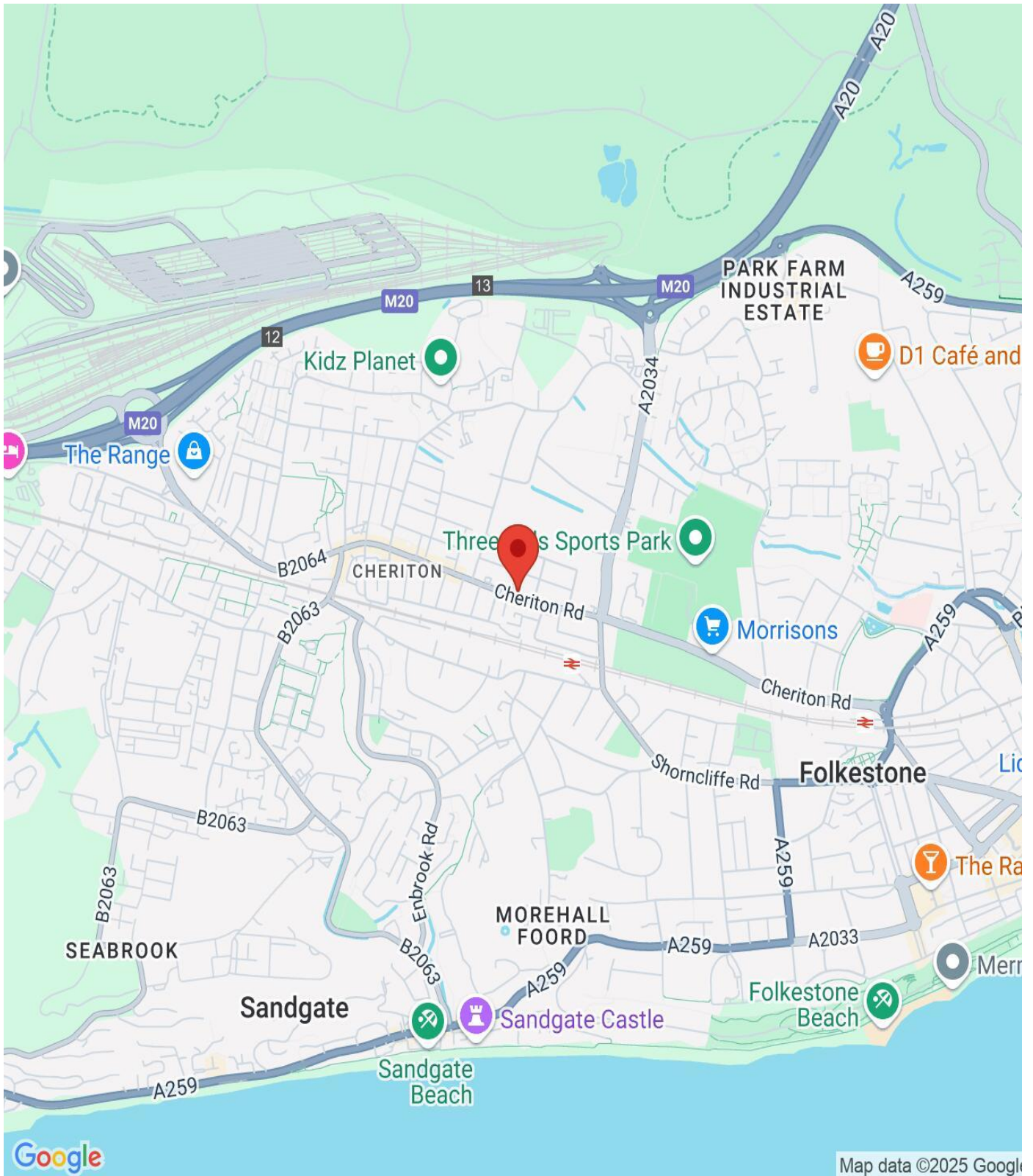
Opening Hours:

Monday - Friday 8.30 - 5.00

Saturday 9.00 - 3.00 (by Appt only)







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.