

Property Particulars

FOLKESTONE

21 GUILDHALL STREET CT20 1EB

LARGE RETAIL PREMISES TO LET



LOCATION

The property occupies a central position on the pedestrianised Guildhall Street, a short walk from both Bouverie Place Shopping Centre with retailers such as **New Look**, **Peacocks** and **George Clothing** and Sandgate Road with occupiers such as **Wilko**, **Boots the Chemist** and **Bon Marche**.

Other nearby occupiers include, **Lidl**, **Brighthouse** and **Costa Coffee**

DESCRIPTION

The property comprises of ground and first floor only with following dimensions and net internal floor areas,

Net frontage	9.53 m	31 ft 3 in
Gross Frontage	11.48 m	37 ft 8 in
Internal width	10.56 m	34 ft 8 in
Shop depth	34.16 m	112 ft 1 in
Ground Floor	360.65 sq m	3,882 sq ft
First Floor	255.67 sq m	2,252 sq ft

TERM

The premises are available by way of a new 10 year lease subject to a open market rent review at the 5th year.

RENT

We have been instructed to offer the premise at **£27,500 per annum exclusive** of service charge, VAT and buildings insurance, subject to contract.

DEPOSIT

A rental deposit will be required dependent on trading history.

BUSINESS RATES

The property has a rateable value of £5,700 in the current (2017) business rates list.

Note: Prospective tenants are advised to make their own enquiries of Shepway District Council on 01303 853000 with regards to the rates payable.

DEPOSIT

A rental deposit will be required dependent on trading history.

EPC

The property has been rated within Band G. A copy of the Report is available on request.

VAT

VAT will be payable if applicable.

FEES

Each party is to be responsible for their own legal fees in relation to this letting.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123 or;

James Crittenden

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Regulated by RICS

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