

37 SANDGATE ROAD

Folkestone, CT20 1SB

TO LET

A 3,174 SQ FT GROUND FLOOR SHOP WITH BASEMENT

MOTIS
ESTATES

Suite 1-2
Motis Business Centre
Cheriton High St
Folkestone CT19 4QJ

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SITUATION

Folkestone's shopping centre, Bouverie Place with occupiers such as Primark, Asda, New Look, JD Sports and Sports Direct, is within 100m of the subject property.

There are other national multiples in close vicinity such as Bon Marche, Waterstone's and Costa as well as several restaurants and cafes. Folkestone is a well-located coastal Town with convenient train links via HS1 to London St Pancras in under 1 hour, the Channel Tunnel service to France and the port of Dover within 10 miles to the East.

ABOUT FOLKESTONE

Folkestone has a number of regeneration projects including the development of the seafront with over 700 newly-built high-class apartments, the Proposed Garden Town of Otterpool Park (www.folkestoneseafront.com & www.otterpoolpark.org) and repurposing of the former Debenhams department store – now called Folca (which is almost directly opposite) recently acquired by the Council.

The Council has been awarded c some £20 million for a major overhaul of the town centre to further enhance shopping areas, upgrade the bus station and create a new public green space to encourage more businesses and visitors to the town.

The funding will be spent on:

1. Station Arrival and Town Centre Connections: Improving links for pedestrians and cyclists and encouraging public transport use.

2. Improved Gateway to the Town Centre and Bouverie Square: This will transform the town centre by reconfiguring the central bus station and legacy gyratory road system to create an attractive and welcoming gateway. Better signage and clear walking links will connect visitors to a greener, more vibrant Sandgate Road shopping area.

3. Folca, Sandgate Road and Town Centre Public Realm: The Folca building is being refurbished & redeveloped in phases to provide a state-of-the-art health centre together with a mix of new housing, retail & commercial space increasing footfall to the pedestrianised Sandgate Road. Click here for a short video : <https://videopress.com/v/TRDRtx4S>

DESCRIPTION

The subject property is a refurbished commercial building totalling 295 sq m (3,174 sq ft) on a pedestrianised street in the heart of Folkestone town centre, within a short distance from the sea front and in the immediate vicinity of Bouverie Place shopping centre.

The premises comprise a ground floor retail unit of 199 sq m (2,141 sq ft) with ancillary basement accommodation

of 96 sq m (1,033 sq ft). The unit is open plan ground floor sales space with a manager's office to the rear. There is stairwell access from the retail area downstairs to male & female wc facilities and further storage. There is potential for first floor storage by reinstating a staircase.

The premises are ready for tenant fit out having been refurbished & redecorated with the benefit of a new suspended ceiling, LED lighting, air conditioning and Amtico flooring within the sales area.



ACCOMMODATION

Accommodation Approx. Net Internal Area:

Retail	192 sqm
Store	7 sq m
Basement	96 sq m
Total	295 sq m (3,174 sq ft)

Floorplans available upon request.

BUSINESS RATES

We understand from the Valuation Office Agency that the property has a current Rateable Value of £25,750 effective from 1st April 2023.

SERVICES

We understand mains drainage, water and electricity are connected to the premises.

ENERGY PERFORMANCE CERTIFICATE

We note from the Non Domestic EPC Register, that the property has a rating of (31 - B) valid until August 2033. For the full recommendation report, please enquire.

RENTAL TERMS

The premises are available on a new FRI lease at an annual rent of £37,500 per annum (plus VAT). The length of lease is negotiable. Service Charge and Building's Insurance to be payable by the tenant.

Deposit payable, the amount is to be confirmed dependent on tenant circumstance.

LEGAL COSTS

Each party to pay their own legal costs.











Maps for indicative purposes only. Not to scale.

VIEWINGS

Strictly by appointment through Motis Estates Commercial Agents in Folkestone - 01303 212020 or commercial@motis-estates.com.

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).

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