



84 CHERITON HIGH STREET

£875 per month

Motis Estates Chartered Surveyors are proud to offer a retail/office space of 590 sq ft located on the main high street of Cheriton.

The open plan space has the benefit of floor to height glazing with great visibility on the high street.

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84 Cheriton High Street CT19 4HH

**Glass Frontage , Prominent Position , High Street Address , Retail
or Offices , Passing Traffic**

Description

The property is prominently located on Cheriton High Street and provides an ideal retail space or office space with floor to ceiling window frontage. The property benefits from being open plan. Communications are excellent, including the high speed rail service to London St Pancras with a journey time of less than one hour. Dover cross Channel ferry services is a 15 minute drive east, the M25 is easily accessible via the M20 and Eurostar services to Paris, Brussels and Northern Europe from Ashford International rail station just 20 minutes' drive to the west.

The accommodation, which is ready for redecoration and new flooring by the tenant has the benefit of LED lighting and a w/c to the rear.

Total: 54.8 sq m (590 sq ft)

Electricity, water and drainage are connected. There is no gas supply.

A new effectively FRI lease is available on terms to be agreed or a licence agreement of 2 years is also available at a cost of £150 plus VAT.

An initial rent is sought of £875 per calendar month (no VAT).

There are incentives available prior to occupation.

Rent Deposit of 3 months (no VAT)

A service charge is payable to cover the shared amenities and general maintenance and upkeep of the building

From a search of the Valuation Office Website we have identified that the Rateable Value has yet to be assessed.

Use: E Class EPC: 94 (D)

For further details, contact Motis Estates Commercial Chartered Surveyors on 01303 212020 or kris.foster@motis-estates.com

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.

Postcode CT19 4HH

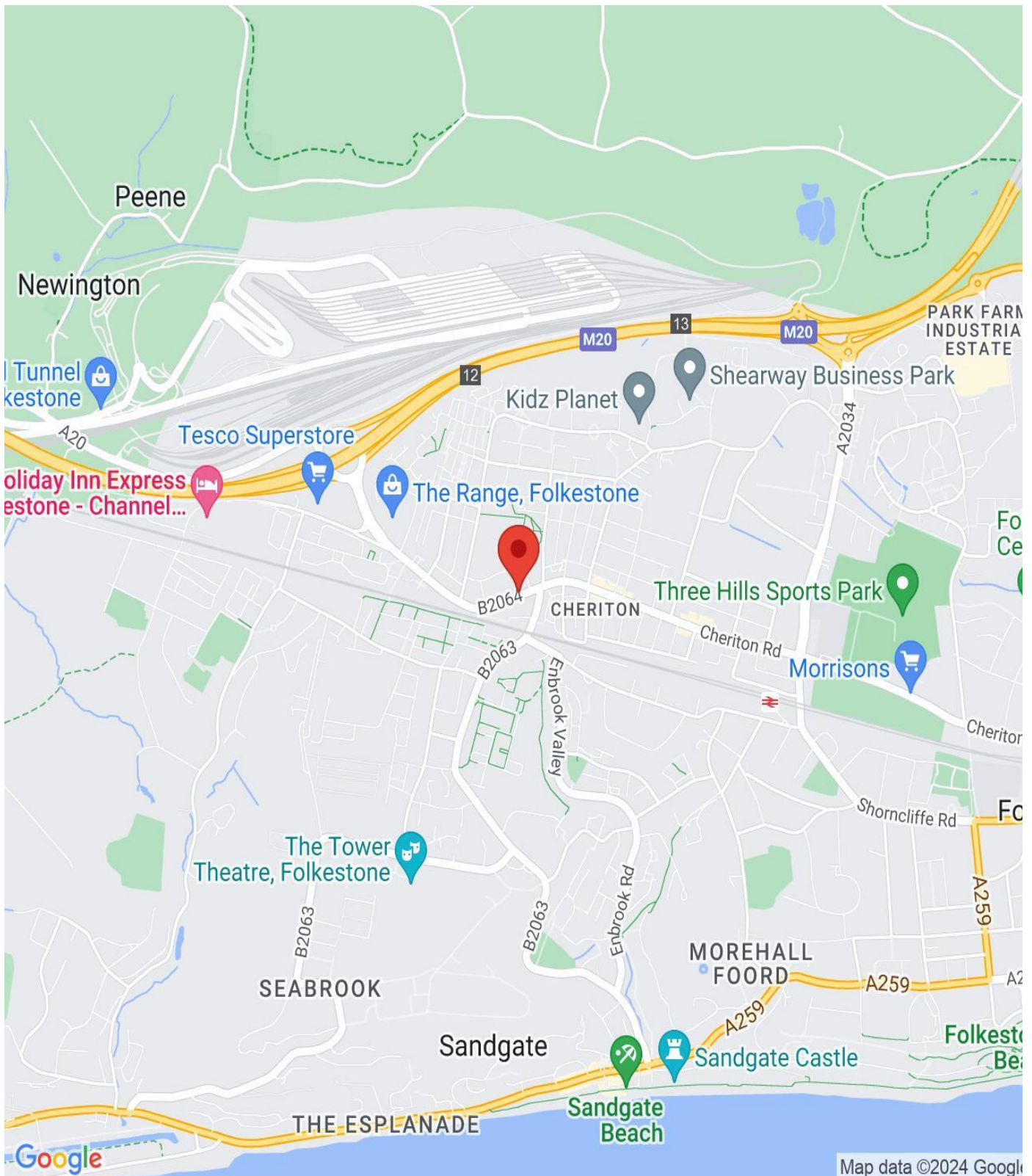
Viewings Strictly by appointment only -
Property Reference MOTIS_004798

Opening Hours:

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 3.00







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