



9 GRACE HILL, FOLKESTONE

£750 per month

Motis Estates Chartered Surveyors in Folkestone are proud to bring to market a prominent shop in the heart of Folkestone's town centre in Grace Hill.

Under Small Business Rates Threshold.

Opportunity for Multiple Uses

Retail or Office Space



Moving with Motis



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9 Grace Hill Folkestone CT20 1HA

**Prominent Position, Eligible for Small Business Rates Relief ,
£750 PCM**

Description

Motis Estates are proud to advertise a prominent property situated on the edge of Folkestone Town Centre in Grace Hill 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 edge of Folkestone town centre, with a variety of retail users in the vicinity including multiples such as beauty salons, barbers, coffee shops and restaurants. The road is a very busy road which links the East of Folkestone to the town centre.

On street parking is available outside the premises for free for 1 hour, there are several public car parks including multi storeys within easy walking distance of the premises.

The property benefits from a suspended ceiling with LED lighting. There is a large window frontage ideal for advertising. There is gas central heating throughout the main reception and the offices to the rear. The rear offices benefit from perimeter trunking and a number of plug sockets. There is a large kitchen to the rear and both a male and female w.c.

The property comprises the following:

Retail Space - 58.9 sq m (633 sq ft)

Kitchen - 10.6 sq m (114 sq ft)

Total: 69.5 sq m (747 sq ft)

Rental Terms - to be discussed. A 1 year or 2 year agreement is possible with a one off fee of £200 plus VAT

Rent - £750 pcm (no VAT)

Rent Deposit: £2,250.00

Use: E Use Class

Energy Performance Certificate: 79 (D) - Full EPC available upon request.

Services: Water, Gas, Drainage and Electricity

Rateable Value: £6,300 (Folkestone and Hythe District Council (2026/2027). Small Business Rates Relief eligible.

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 CT20 1HA

Viewings Strictly by appointment only -
Property Reference MOTIS_010506

Opening Hours:

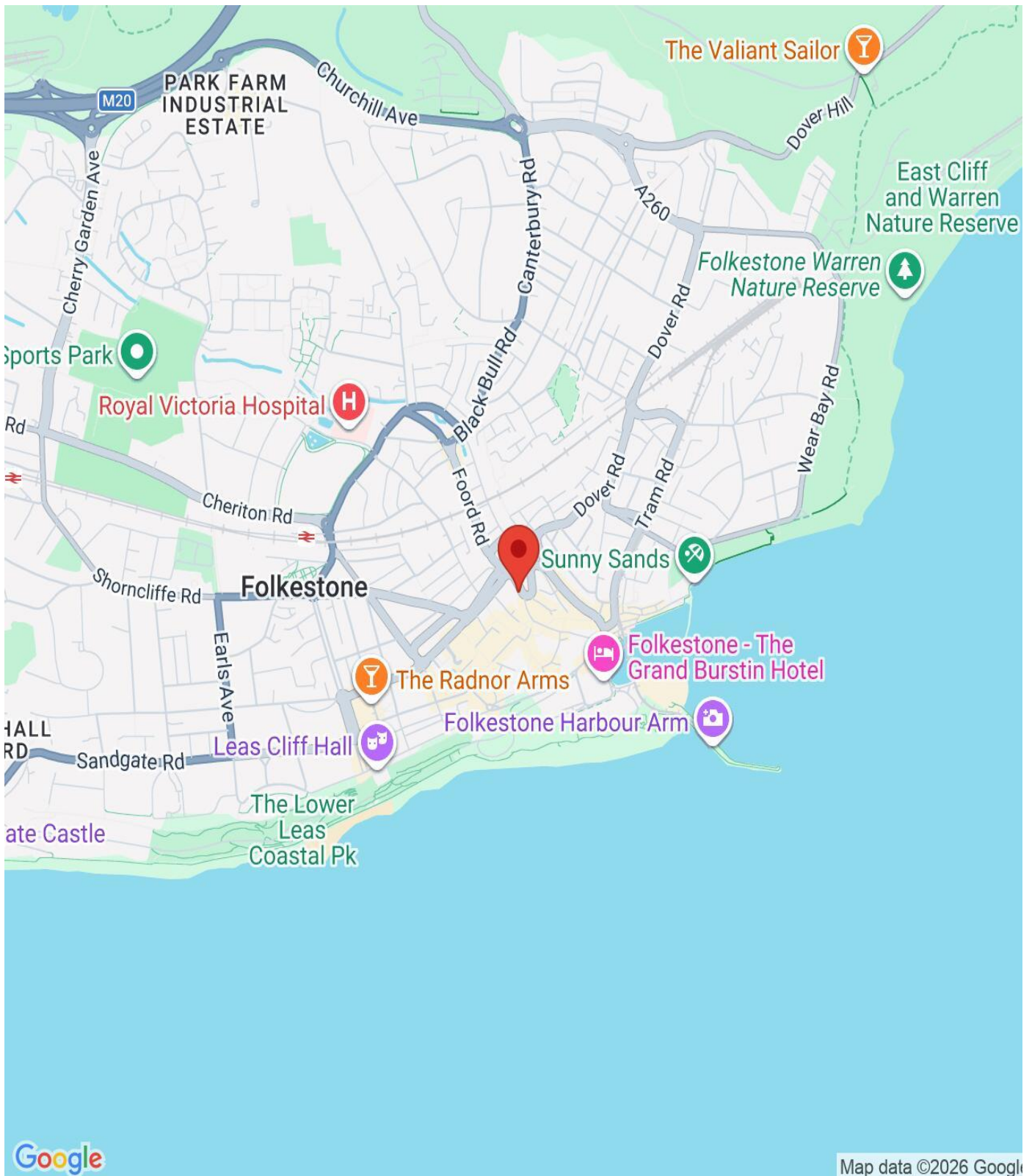
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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.