



194 DOVER ROAD, FOLKESTONE

£750 per month

Motis Estates are proud to market a retail shop on the prominent Dover Road, in Folkestone.

For further details or to arrange a viewing, please contact Kris Foster MRICS on 01303 212020.



Moving with Motis



www.facebook.com/motisestates

@MotisEstates

www.instagram.com/motisestates



194 Dover Road Folkestone CT20 1NX

Description

Motis Estates are proud to offer this commercial retail unit in Dover Road, Folkestone. The property is situated on Dover Road close to its junction with Warren Road. Dover Road is a principal arterial route and has a mixed commercial and residential environment. The property is a short distance from Folkestone Town Centre and Folkestone Harbour. Junction 13 of the M20 Motorway is within a couple of miles, giving access to the motorway network, Channel Tunnel and Port of Dover. Folkestone Central Railway Station is within a 5 minute drive of the property and offers High Speed train services to London St Pancras in approx 56 minutes.

The property is empty and ready for occupation to suit a number of different retail users with carpeted flooring, suspended ceiling with LED lighting and an air conditioning unit. The office furniture can remain if required. The property comprises a ground floor self-contained lock-up shop/office premises with glazed window frontage. There are kitchen and W/C facilities at the rear of the premises. There is a lean to conservatory with a door leading to a rear courtyard garden.

Situated on a main Arterial Road in Folkestone, with a variety of retail users in the vicinity including a takeaway. On street parking is available outside the premises.

Measurements:

Retail Area: 40.7 sq m

Kitchen: 9.9 sq m

WC: 1.5 sq m

Conservatory: 6.1 sq m

Total: 58.2 sq m (626 sq ft)

Deposit: 3 months deposit.

Rateable Value: £4,500 Eligible for Small Business Rates Relief (please contact Folkestone & Hythe District Council on 01303 853000 for further details)

Buildings Insurance and Service Charge: A reasonable proportion of the Buildings Insurance and Maintenance of the external of the building.

Services: Electricity and Mains Water are connected.

Energy Performance Certificate: 41 (B) valid until November 2034

Legal Costs: A licence agreement fee of £200 plus VAT if the agreement is for 1 or 2 years. Longer terms available.

Viewing Strictly by appointment through these offices.

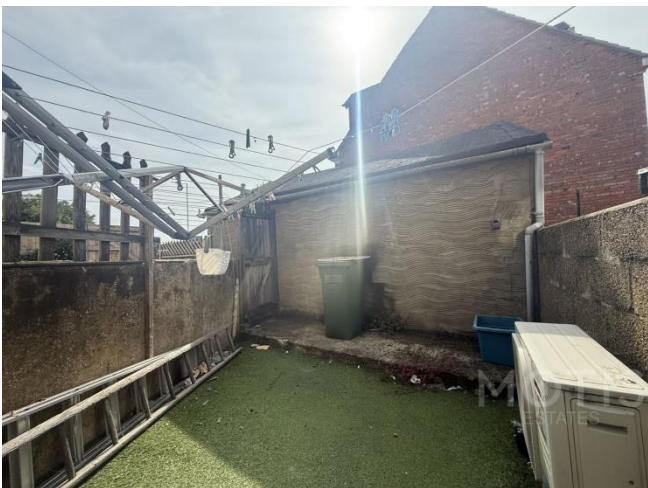
SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request). Please contact Kris Foster MRICS on 01303 212020 for further details.

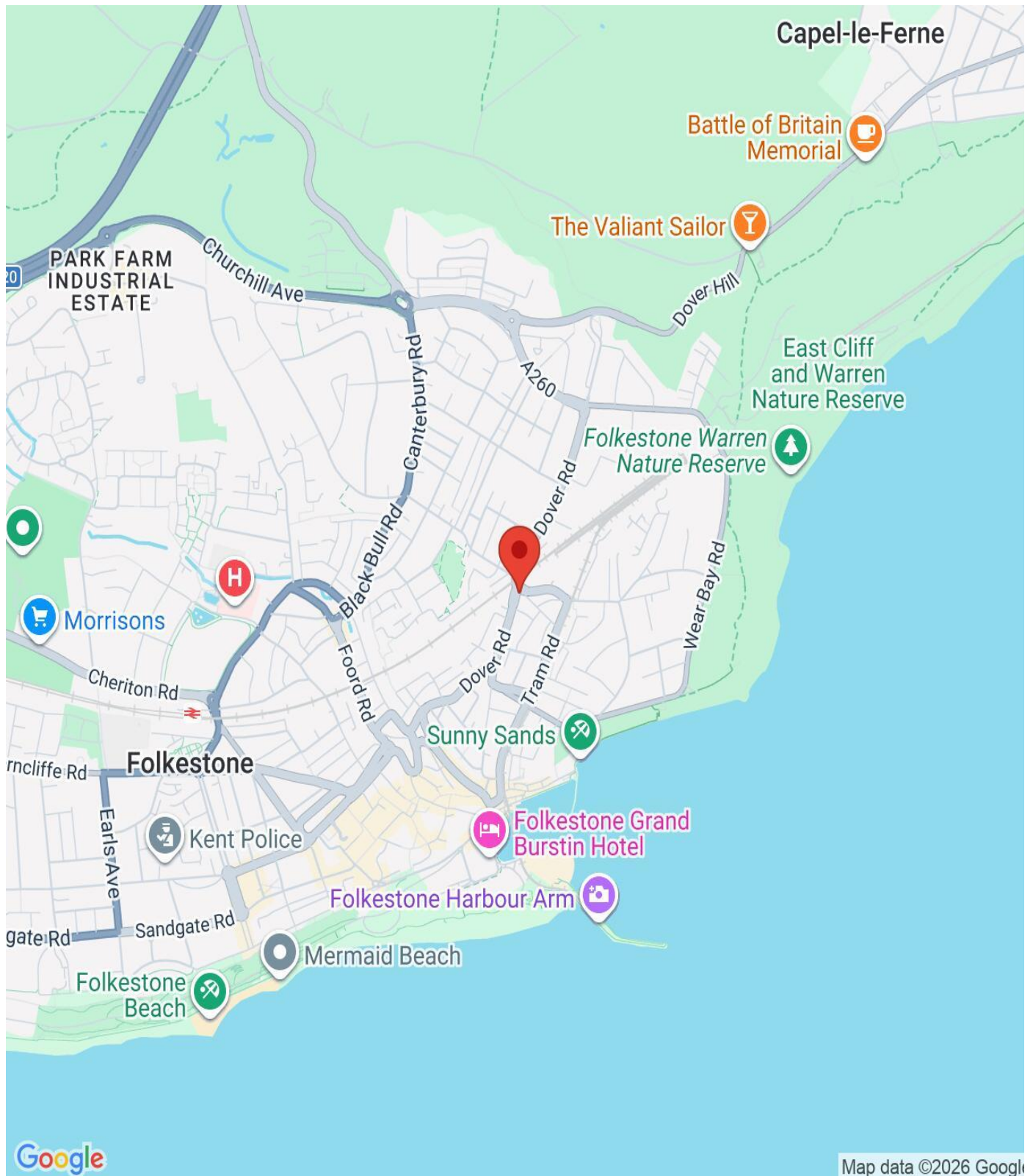
Postcode CT20 1NX

Viewings Strictly by appointment only -
Property Reference MOTIS_011015









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.