



2 WEST TERRACE, FOLKESTONE

£18,000 per annum

MOTIS ESTATES ARE OFFERING A LARGE, COMMERCIAL GROUND FLOOR LOCK-UP SHOP WITH OFFICE SPACE TO THE REAR WITH STORAGE, KITCHEN AND WC'S ON THE FIRST FLOOR IN A BUSY RETAIL ENVIRONMENT.



2 West Terrace Folkestone CT20 1RR

**3 Phase Electricity , Integrated Fire Alarm , Integrated Security
Alarm , Air Conditioning in Retail Area , Recessed Glazed
Frontage , Roller Shutter**

Motis Estates Inc H Wald & Co are pleased to offer this fantastic commercial unit in the thriving West Terrace, Folkestone Town Centre.

A ground floor lock-up shop with office space to the rear extending to a ground floor net internal area of 90.3sq m (973 sq ft). The property has further storage on the first floor. Kitchen facilities and WC's are also available on the first floor.

The premises are situated in a busy shopping location in West Terrace near its junction with Sandgate Road. Many national retailers are located in the immediate vicinity, including Debenhams, Iceland, McDonalds and Argos.

Bouverie Place Shopping Centre nearby has Primark, Asda and New Look amongst others. Town centre car parks and the bus station are within easy reach.

Retail: 54.4sq m (586 sq ft)
Office: 35.9sq m (387 sq ft)
Stores: 89.8sq m (967 sq ft)
Kitchen: 5.1sq m (55 sq ft)
W/Cs: 7.9sq m (86 sq ft)

Lease Term: Minimum 3 years

Rent: £18,000 per annum

Rateable Value (please contact Folkestone & Hythe District Council on 01303 853000 for further details): £17,500

Services: Mains water, drainage, three phase electricity.

Postcode CT20 1RR

Viewings Strictly by appointment only -
Property Reference MOTIS_003161

Opening Hours:

Monday - Friday 9.00 - 5.30

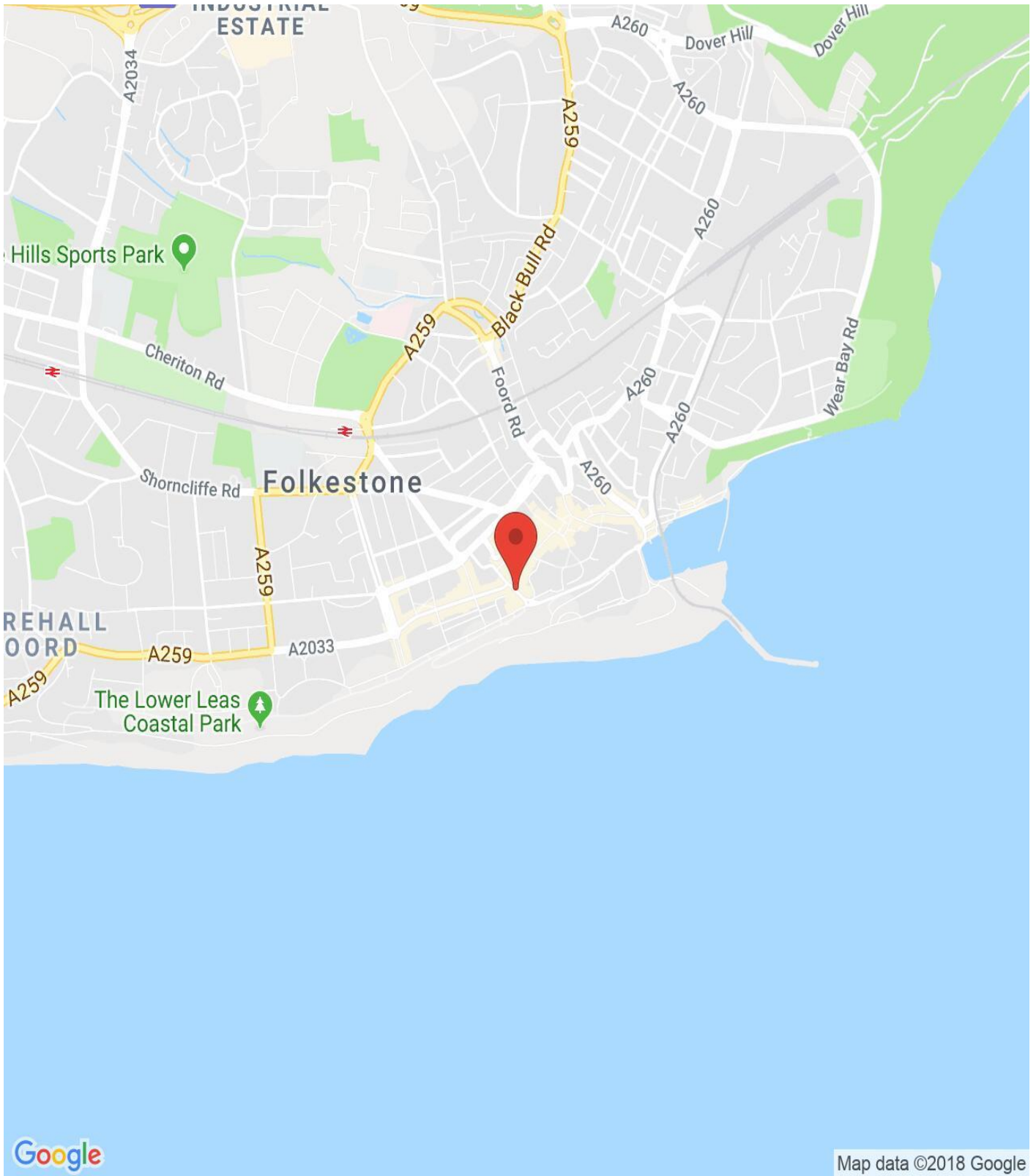
Saturday 9.00 - 3.00

EPC TBC









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.