



## 16 CHURCH STREET, FOLKESTONE

**£475 per month**

Motis Estates Chartered Surveyors in Folkestone are proud to bring to market an office/retail shop in the heart of Folkestone's town centre in Church Street, The Bayle. With an authorised use within the new "E Class", this is an ideal office or retail shop, viewing is essential.



RESIDENTIAL SALES

RESIDENTIAL LETTINGS

COMMERCIAL

PROFESSIONAL SERVICES



WWW.MOTIS-ESTATES.COM



Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co

Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

# 16 Church Street Folkestone CT20 1SE

## Description

Motis Estates are proud to advertise a Grade II Listed building which is ideal for a shop/office situated in the heart of Folkestone Town Centre in Church Street with fantastic connections to local transport links, and Folkestone Central, taking you to London in less than an hour.

The property is on the edge of the main through flow to the Folkestone Harbour Arm with more than 100,000 visitors a year. Situated with the pedestrianised area of the town on the edge of prime trading location within Folkestone town centre, with a variety of retail users in the vicinity including multiples such as beauty salons, barbers, coffee shops and restaurants. Nearby retailers also include Wilko, Boots and Poundland. The property is also opposite a very popular public house.

On street parking is available outside the premises for free after 6pm there are several public car parks including multi storeys within easy walking distance of the premises.

The property is accessed via a communal entrance with the residential flat on the first and second floor, the office benefits from a plasterboard ceiling with strip lighting. There is electric heating in the office space. To the rear, there is a kitchen and a w/c.

The property comprises the following: - 39 sq m (424 sq ft) which includes a kitchen to the rear. There is a rear store which hasn't been measured which could be used for storage.

Terms: A new internal repairing and insuring lease at an initial rent of £475.00 per calendar month.

Rent Deposit: To be discussed with incoming tenant.

Use: E Class

Energy Performance Certificate: Exempt as Grade II Listed

Services: Water, Drainage and Electricity

Rateable Value: £3,300 (Folkestone and Hythe District Council (2019/2020)). We understand that there will be no rates payable for the remainder of the calendar year. The property is also eligible for Small Business Rates Relief.

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or [commercial@motis-estates.com](mailto:commercial@motis-estates.com)

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

**Postcode** CT20 1SE

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_003974

## Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









The image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the path points to the correct file and location.



The image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the path points to the correct file and location.



The image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the path points to the correct file and location.



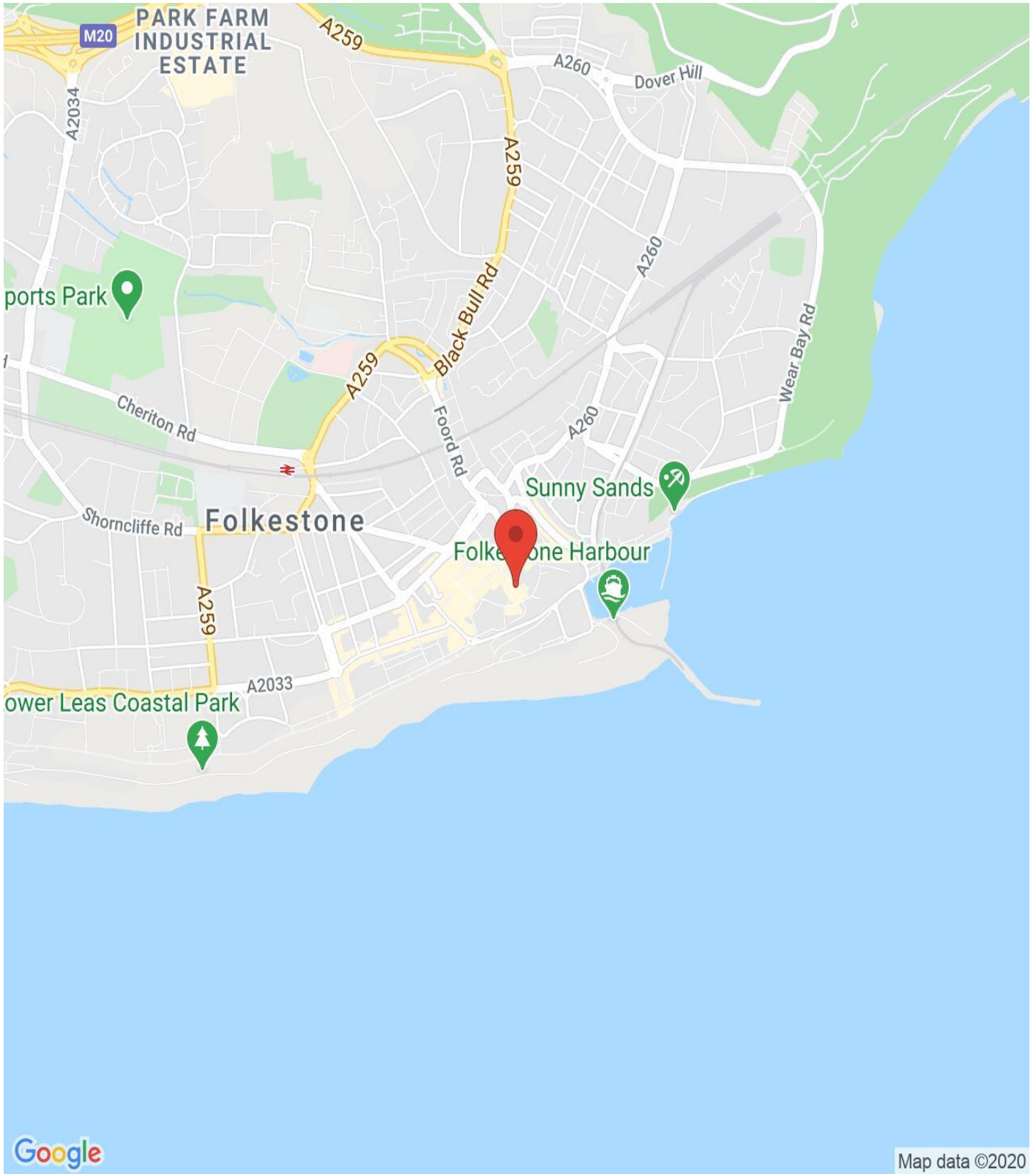
The image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the path points to the correct file and location.



The image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the path points to the correct file and location.







**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.