



## 7-8 WEST TERRACE, FOLKESTONE

**£40,000 per annum**

Motis Estates are offering the opportunity to rent a prominent shop in the heart of Folkestone's Town Centre opposite McDonalds and Iceland.

The property was previously occupied by Argos and Taco Bell although suitable for a wide array of uses including a restaurant/takeaway.



## Moving with Motis



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## **7-8 West Terrace Folkestone CT20 1RR**

**3 Phase Electricity , Integrated Fire Alarm , Integrated Security  
Alarm , Air Conditioning in Retail Area , Recessed Glazed  
Frontage , Delivery Door At Rear**

### **Description**

Motis Estates, Chartered Surveyors in Folkestone are pleased to offer this fantastic commercial unit in the thriving West Terrace. Folkestone Town Centre suitable for a retail shop or restaurant subject to the necessary planning consent.

The property consists of both ground floor (2748 sq ft) and basement space (4195 sq ft) ideal for public use or storage. The property was in the process of being refurbished and has had a number of works undertaken to split the property into two units. There is a service door to the rear for deliveries and parking for approx 6 cars. There is also the former extraction system and kitchen equipment available.

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, Iceland and McDonalds as well as a number of independent restaurants. 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.

Total: 6,943 sq ft.

Rent: £40,000 per annum (no VAT)

Service Charge: Approx £11,250 per annum (no VAT)

Roof Fund: Approx £6,500 per annum (no VAT)

We understand the current Rateable Value according to the Valuation Office Agency is £43,000 - Interested parties should carry out their own investigations with the local council regarding relief.

Full EPC recommendation report and certificate are available upon request.

Energy Performance Certificate: 108 (E) Services: Mains water, drainage, three phase electricity.

Legal Costs: The incoming tenant to contribute £750 plus VAT towards the Landlord's reasonable legal costs.

Viewing Strictly by appointment through Motis Estates Chartered Commercial Surveyors.

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.

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.

**Tenure** Leasehold

**Postcode** CT20 1RR

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004253

**Opening Hours:**

Monday - Friday 9.00 - 5.30

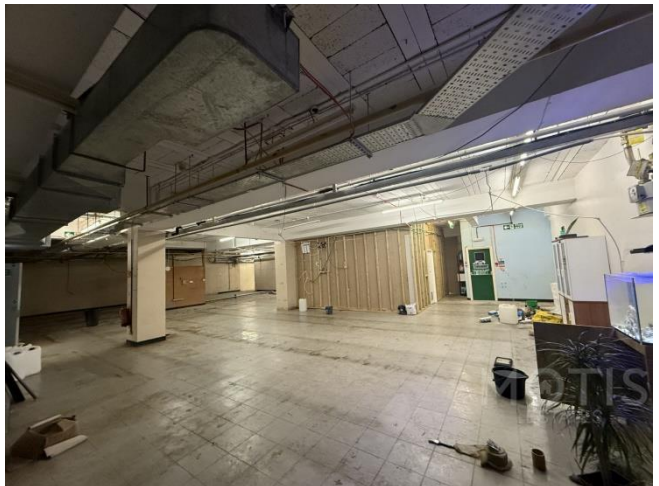
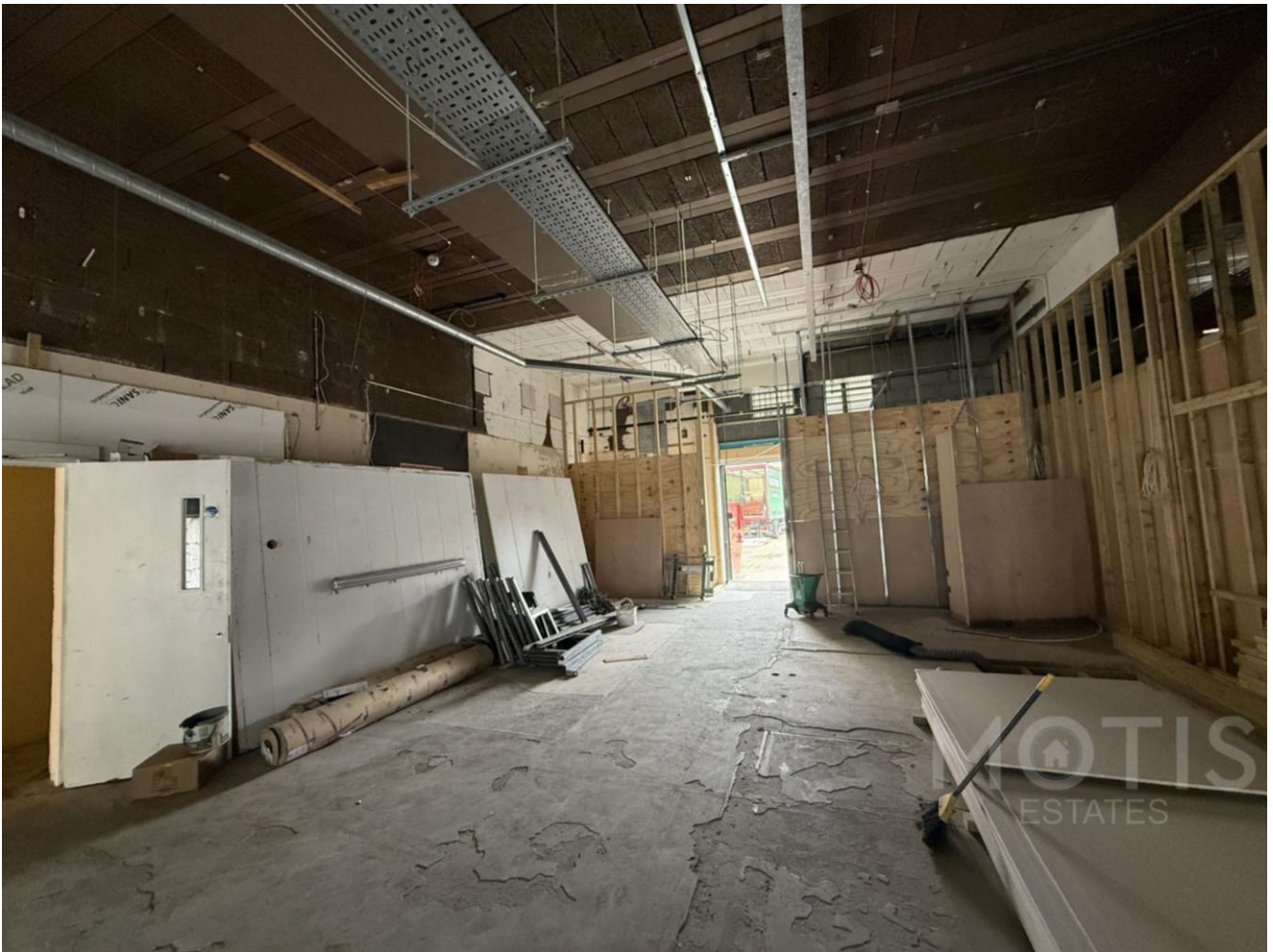
Saturday 9.00 - 3.00



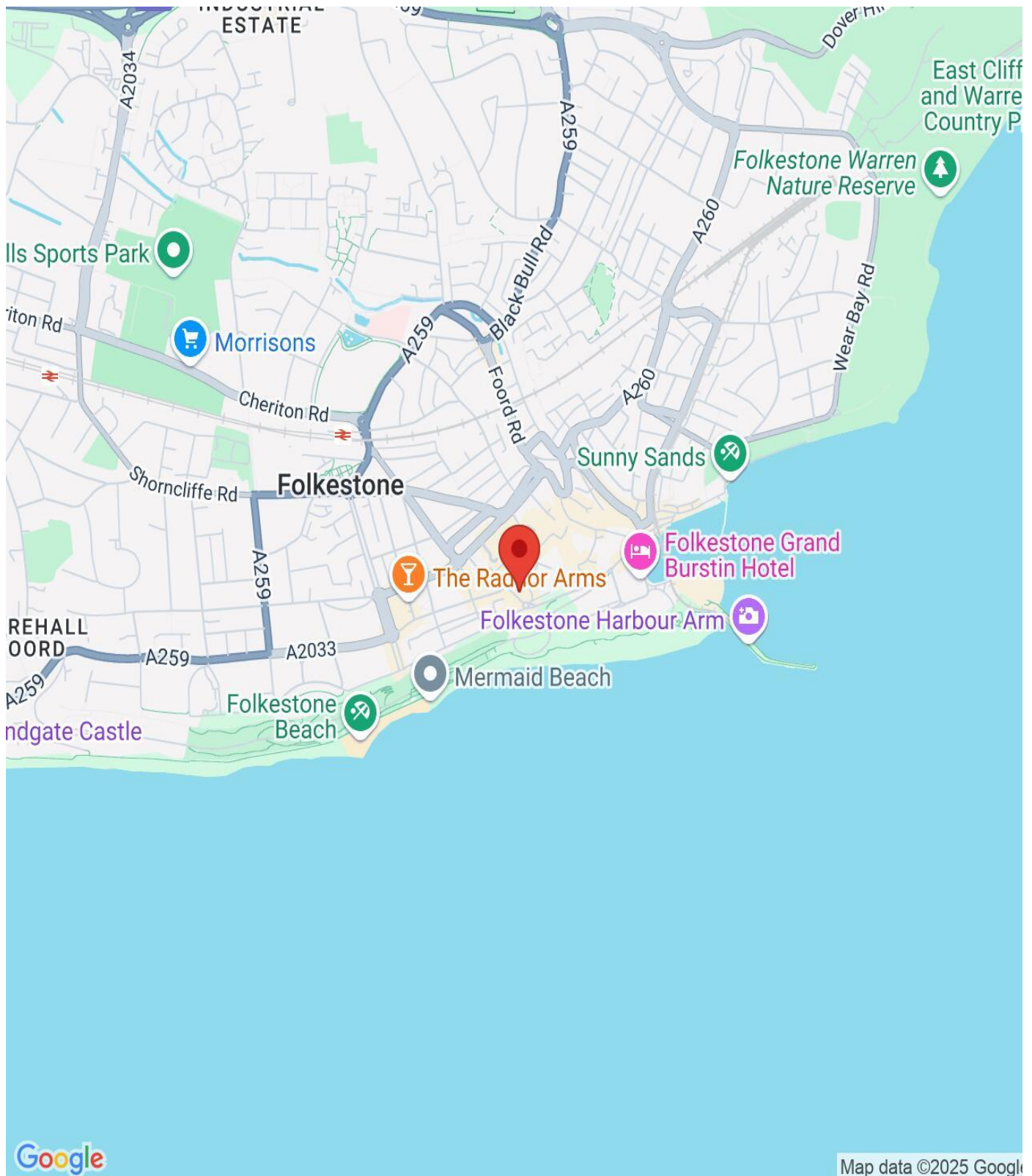












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