



### 3 GRACE HILL, CT20 1HA

£800 per month

An opportunity to rent ground floor lock up shop of 64 sq m which has been finished to a high standard on Grace Hill in Folkestone.

For all Commercial Properties then please visit [www.motis-estates.com](http://www.motis-estates.com)



Moving with Motis

# 3 Grace Hill, Folkestone, Kent CT20 1HA

**Prominent Shop , Fully Refurbished , High Standard , Ground  
and First Floor , Office on First Floor ,**

## **Description**

Motis Estates are proud to advertise a prominent shop 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.

On street parking is available outside the premises and there are several public car parks including multi storeys within easy walking distance of the premises.

The property has been finished to a high standard and is ready for occupation, the property is in a prominent location in Grace Hill, on the edge of Folkestone Town Centre near the Creative Quarter and is ideal for a variety of uses.

The retail area extends to 64 sq m (688 sq ft) with 49.82 sq m on the ground floor and an office on the first floor of 14.3 sq m.

The glazed frontage is ideal as a prominent display for any occupier. Beyond the retail area, there is a separate storage/retail space with a kitchen and w/c.

Total: 64 sq m (688 sq ft)

Use Class: E class use

Full EPC and Recommendation Report is available upon request, this property has a current energy efficient rating of 45 (B) <https://find-energy-certificate.service.gov.uk/energy-certificate/4898-8501-4097-9967-4516>

Rateable Value: £3,750 from 1st April 2023. (2023/24): 49.9p / £1 payable. Small Business Rates Relief may apply, interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

Rent: £800 per calendar month (no VAT)

Viewing strictly by appointment through these offices through Motis Estates Commercial Agents in Folkestone or contacting 01303 212020.

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

**Tenure** Leasehold

**Postcode** CT20 1HA

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004840

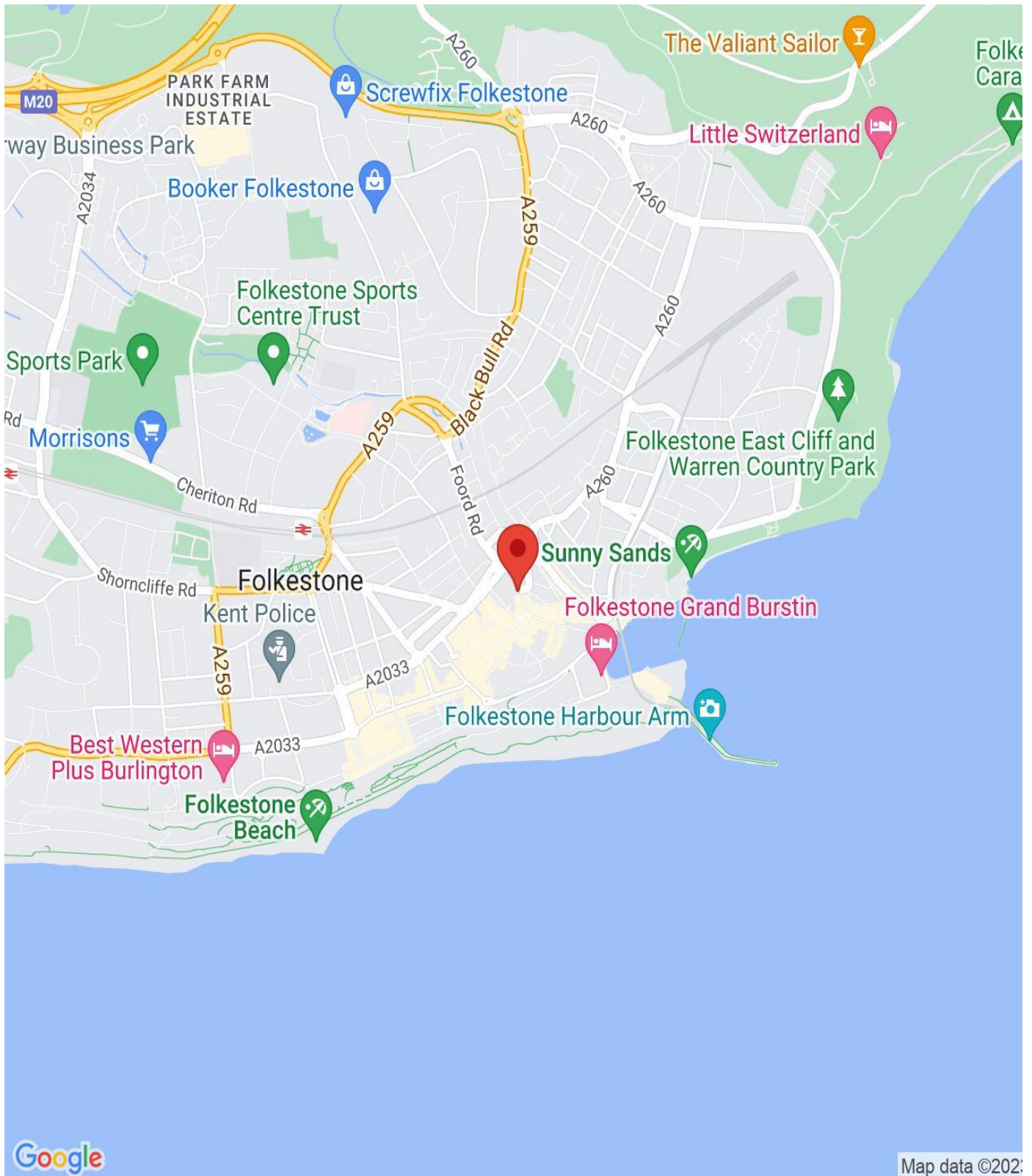
## **Opening Hours:**

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.