

## 5 RENDEZVOUS STREET, FOLKESTONE

**£850 per month**

Motis Estates Chartered Surveyors in Folkestone are proud to bring to market a prominent cafe in the heart of Folkestone's town centre in Rendezvous Street with a premium of £35,000 for the Business.

Under Small Business Rates Threshold.



## Moving with Motis



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# 5 Rendezvous Street Folkestone CT20 1EY

**Prominent Position , Eligible for Small Business Rates Relief ,  
Established Business , High Footfall , Potential to Expand**

## **Description**

Motis Estates are proud to advertise a prominent cafe situated in the heart of Folkestone Town Centre in Rendezvous Street 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. Situated in a 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.

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 benefits from a suspended ceiling with recessed light panels and spotlights. There is air conditioning to the retail area and in the basement and both an intruder alarm with CCTV and fire alarm system. There is a disabled w/c on the ground floor.

To the rear, there is a staff kitchen. There is further retail space in the basement which is used for private functions and also a separate office and storage area.

Sweet Rendezvous is an elegant and contemporary cafe with a wide selection of food to satisfy sweet or savoury lovers. They offer freshly brewed flavoured coffees and teas, and of course, delicious Carte D'or ice cream.

Offering up to 50 seats including outdoor sitting, there is a private hiring room downstairs that has become the go-to place for birthday parties, baby showers, hen nights, and more. Additionally, there is large potential for a cocktail bar on weekend evenings.

The property comprises the following:

Ground floor retail zone A = 26.68 sq m  
Ground floor retail zone B = 18.1 sq m  
Ground floor kitchen = 5.9 sq m  
Basement floor retail area = 47.35 sq m  
Total 103.78 sq m

Terms: An assignment of the lease with the lease of 3 years from 2022 at a rent of £850.00 pcm (no VAT)

Premium: The price includes everything (cutlery, fridges, furniture, and fittings, etc.).

All documents can be seen upon request.

Rent Deposit: To be discussed with ingoing tenant.

Use: E Use Class

Energy Performance Certificate: 71 (C) - Full EPC available upon request.

Services: Water, Drainage and Electricity

Rateable Value: £9,200 (Folkestone and Hythe District Council (2023/2024). Small Business Rates Relief eligible.

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).

**Tenure:** Leasehold

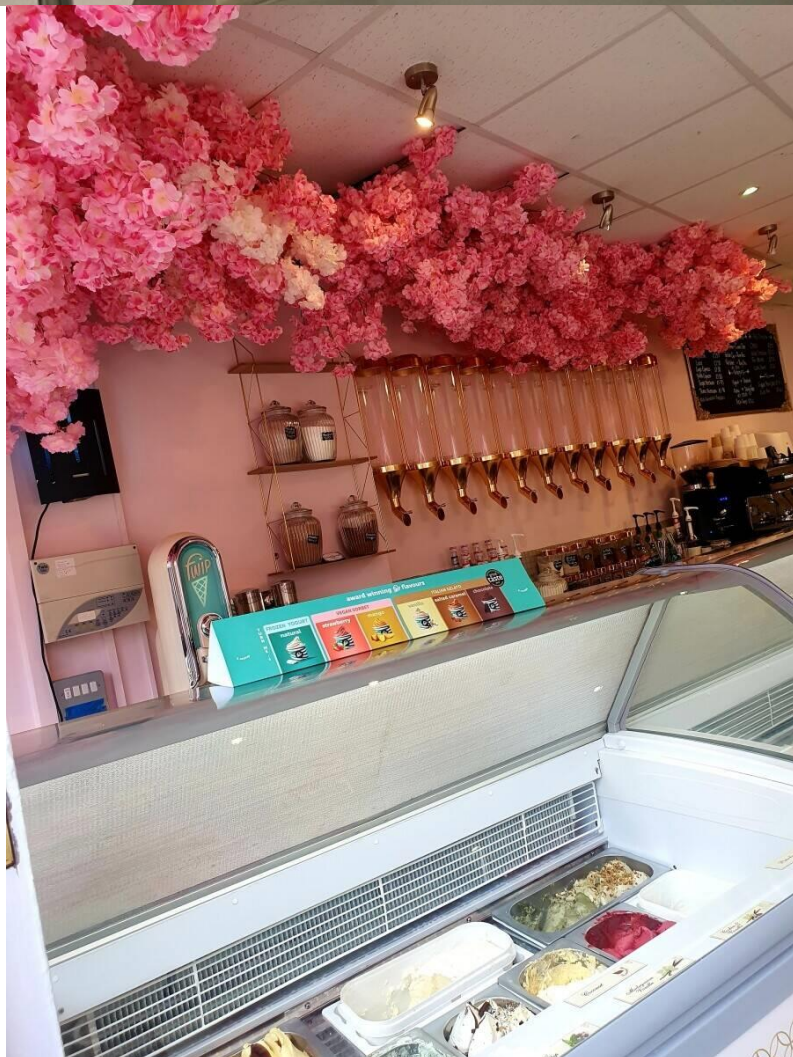
**Postcode** CT20 1EY

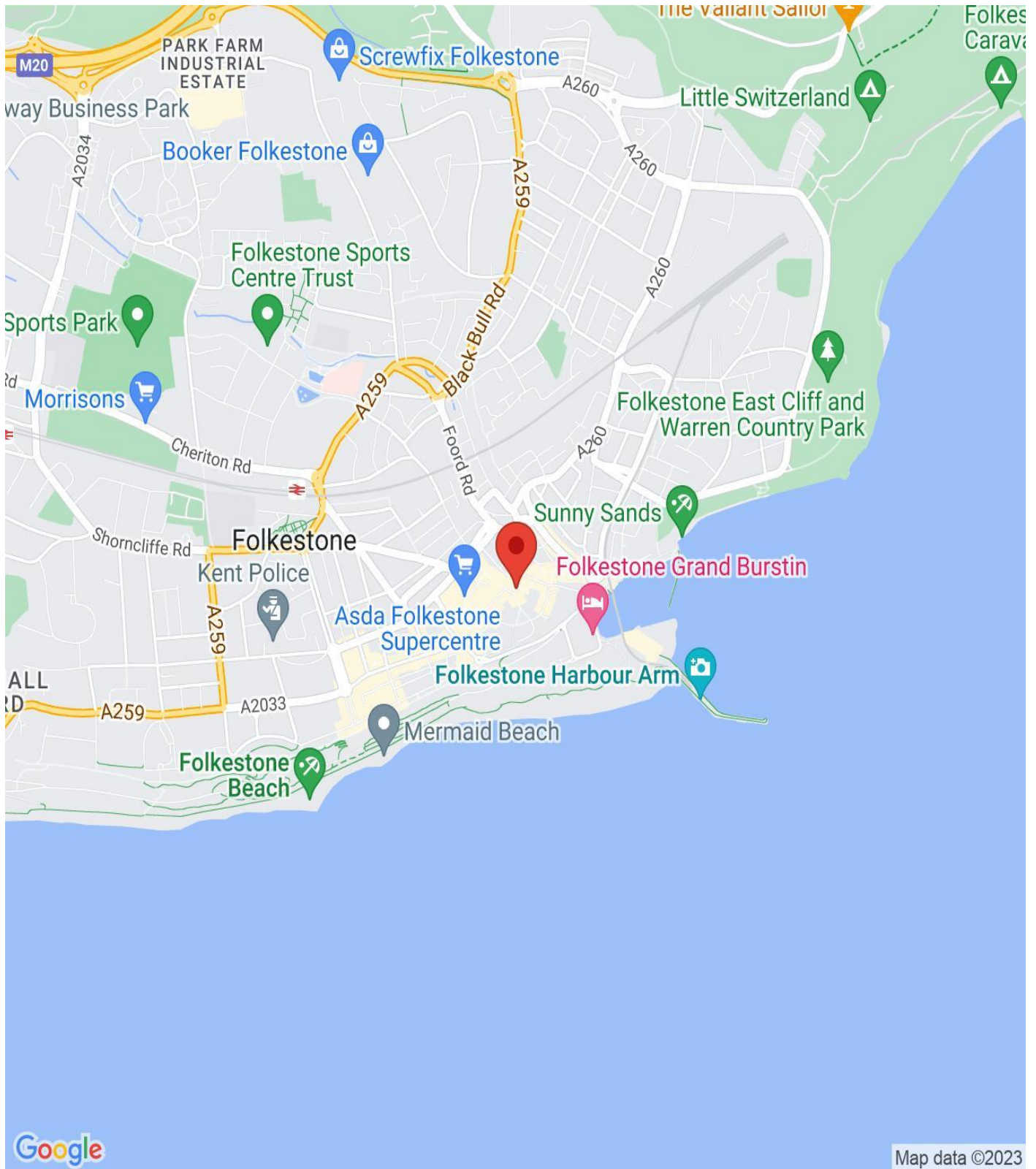
**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004990

**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.