



## UNIT 3 PRINCES GATE, BAYLE STREET, FOLKESTONE

**£750 per month**

Motis Estates, Estate Agents and Chartered Surveyors in Folkestone are pleased to offer this fantastic fully fitted commercial unit with fixtures and fittings in the thriving area of the Bayle in Folkestone on the edge of the Creative Quarter.



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## **Unit 3 Princes Gate, Bayle Street Folkestone CT20 1SF**

### **Description**

Motis Estates, Estate Agents and Chartered Surveyors in Folkestone are pleased to offer this fantastic commercial unit in the thriving area of the Bayle in Folkestone on the edge of the Creative Quarter. Folkestone Creative Quarter is an urban village of designers, filmmakers, musicians, web developers and artists. We have restored 90 buildings and look after around 80 flats, 115 studios and offices and over 50 shops, making it a hive of activity. Enjoy watching artists paint in their galleries and sign up to classes run by skilled makers. Bars transform into micro-performance spaces and cafés are buzzing with people meeting to make exciting plans. Contributing to the reputation, infrastructure and economy of the town, Folkestone Creative Quarter is a playground for creative and digital businesses.

A stone's throw from the sea and less than an hour from London, Folkestone's Creative Quarter is home to hundreds of creatives who contribute to and support the creative community, making Folkestone a great place to live, work and visit. Developed by Creative Folkestone— an arts charity launched in 2002 (formerly known as Creative Foundation) to regenerate Folkestone through creativity – the Creative Quarter is a unique attraction for visitors and a fantastic example of creatively-led regeneration, with a thriving community that shares an ethos of encouraging, supporting and enabling creative activity. There are a mix of independent businesses within the area and also many national retailers are located in the immediate vicinity, including 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.

A ground floor cafe/sandwich bar of 34.2 sq m. The property consists of a large open space with a w/c at the rear. The property has been fitted out to a good standard with laminate flooring and LED lighting. The property has a kitchen/wash area at the rear. All appliances included.

Total: 34.2 sq m (365 sq ft)

Rateable Value: We note from the Valuation Office Agency website that the premises have a RV of £4,750 and therefore underneath the threshold for small business rates relief of £12,500 RV.

Energy Performance Certificate: TBC

Services: Mains water, drainage and electricity.

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

**Postcode** CT20 1SF

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005470

### **Opening Hours:**

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 3.00



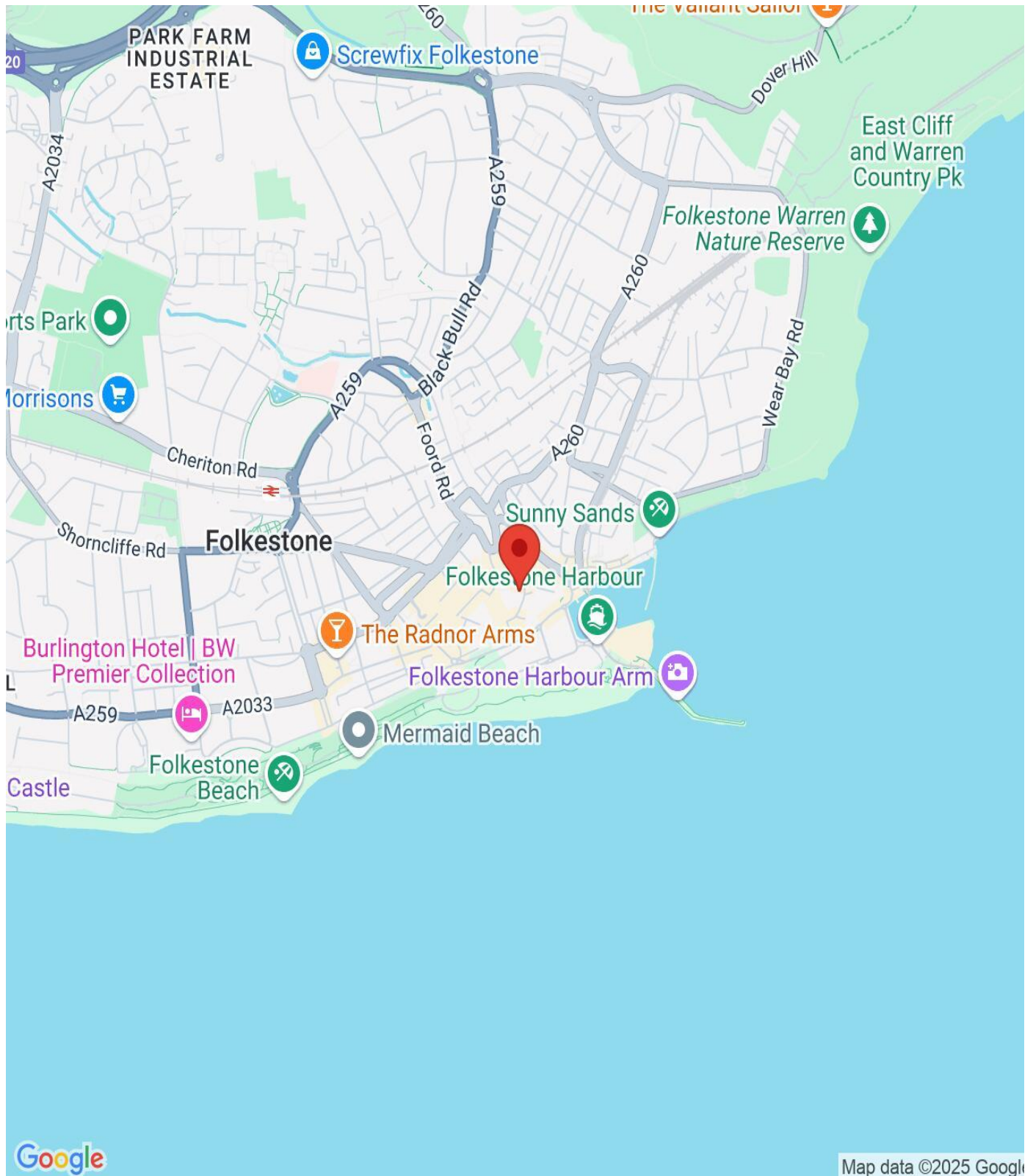












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