



123 ENBROOK VALLEY, FOLKESTONE

£925 per month

A prominent retail shop/office within Enbrook Valley in Sandgate.



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123 Enbrook Valley Folkestone CT20 3NE

Good Position - New Lease - Parking

Description

Retail Shop / Office in Enbrook Valley. The property has laminate flooring throughout the retail area and has been decorated to a good order. There is a plasterboard ceiling with LED spotlights on a track. There is a kitchen to the rear and w.c.

There is also the benefit of a rear access for deliveries. The property is situated in a prominent position in Enbrook Valley in a parade of shops including a Dry Cleaners, Newsagents, takeaway, Minimarket and Salon. Parking is readily available outside the property.

The property is based in Enbrook Valley within walking distance to Folkestone West train station which has direct links to London St Pancras within 56 minutes on HS1. The Port of Dover is approx. 9 miles east with links to the continent.

The property is available on a new lease at £925 per calendar month (no VAT).

Retail: 774 sq ft

Rateable Value: £7,300.00 (please contact Folkestone & Hythe District Council on 01303 853000 for further details)

Services: Electricity and Mains Water are connected (No Gas)

Energy Performance Certificate: E (119) valid until January 2029.

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or commercial@motis-estates.com

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

Postcode CT20 3NE

Viewings Strictly by appointment only -
Property Reference MOTIS_005779

Opening Hours:

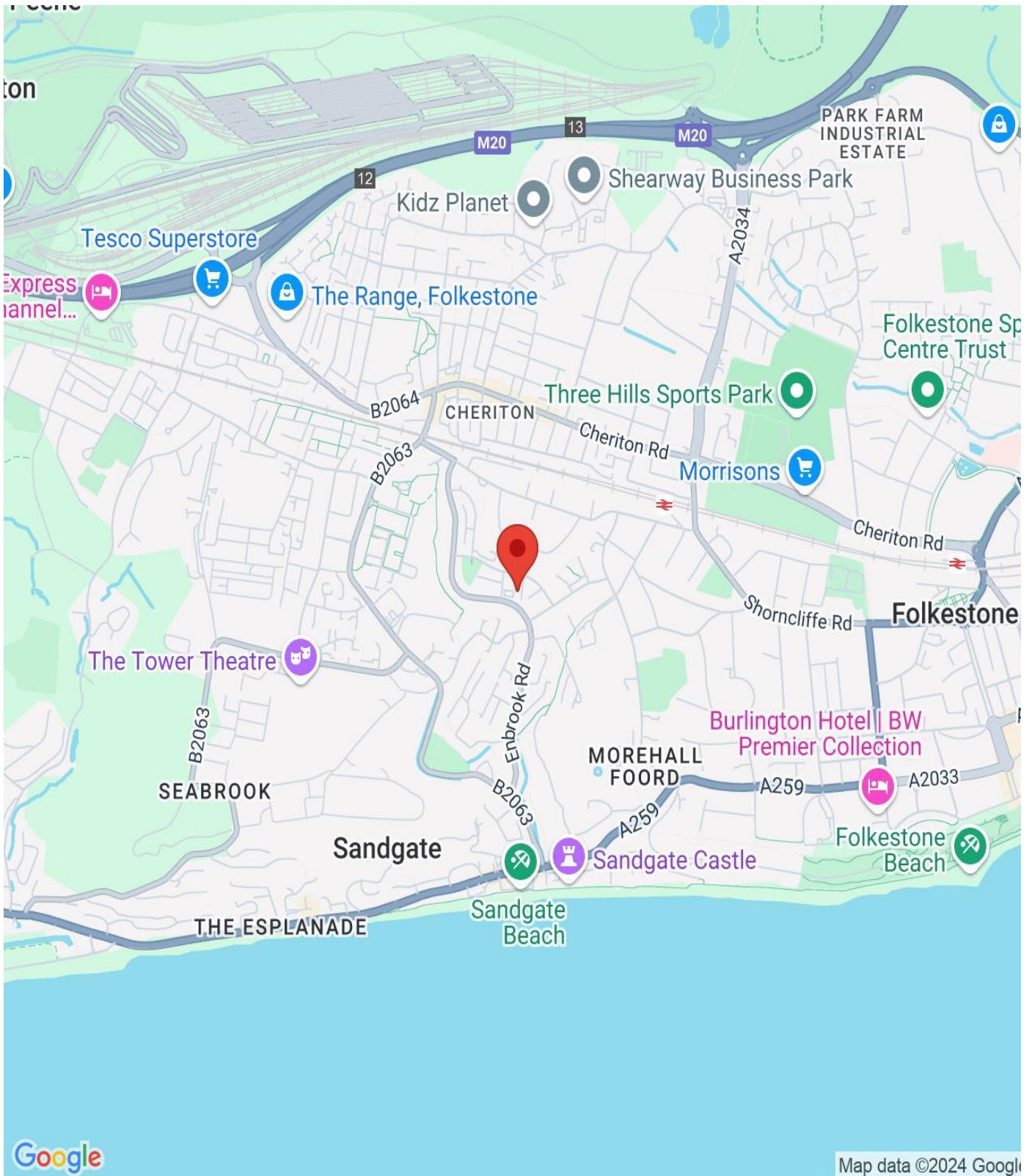
Monday - Friday 8.30 - 5.00

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.