



1 RENDEZVOUS STREET, FOLKESTONE, CT20 1EY

£1,100 per month

Motis Estates Chartered Surveyors in Folkestone are proud to bring to market a prominent shop in the heart of Folkestone's town centre in Rendezvous Street.

Under Small Business Rates Threshold. With an authorised use of E Class and a substantial frontage, viewing is essential.



Moving with Motis



www.facebook.com/motisestates



@MotisEstates



www.instagram.com/motisestates



1 Rendezvous Street Folkestone CT20 1EY

Description

Motis Estates are proud to advertise a prominent shop 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 being in a good condition with a plasterboard ceiling with spotlights and strip lighting. There is laminate flooring throughout.

There is both an intruder alarm and fire alarm system. There is a w/c on the ground floor with a kitchenette at the rear.

The property comprises the following: 45.68 sqm (491 sq ft)

Rent: £1,100 per calendar month (plus VAT)

Terms: A new full repairing and insuring lease with buildings insurance payable.

Rent Deposit: To be discussed with ingoing tenant.

Use: E Use Class

Energy Performance Certificate: 72 (C) - Full EPC available upon request.

Services: Water, Drainage and Electricity

Rateable Value: £5,000 (Folkestone and Hythe District Council (2024/2025). Small Business Rates Relief eligible.

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 1EY

Viewings Strictly by appointment only -
Property Reference MOTIS_005865

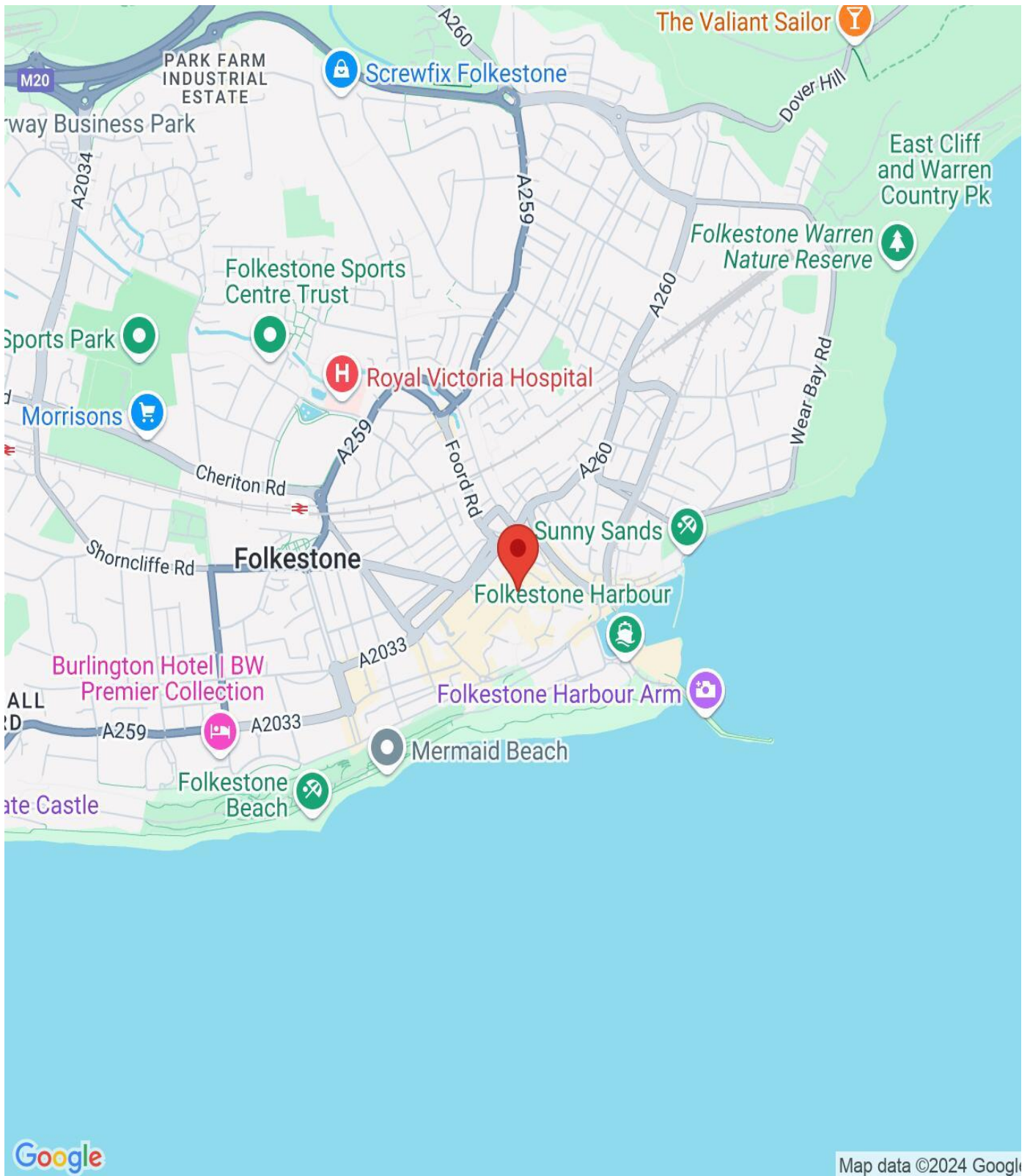
Opening Hours:

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.