



11 CHERITON PLACE, FOLKESTONE

£900 per month

MOTIS ESTATES ARE PROUD TO OFFER A LONG ESTABLISHED RESTAURANT LOCATED IN A THRIVING BUSINESS LOCATION.

FOR ALL COMMERCIAL PROPERTIES, PLEASE CONTACT MOTIS ESTATES ON 01303 212020



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11 Cheriton Place Folkestone CT20 2AY

**TOWN LOCATION , POPULAR RESTAURANT , CLOSE TO BUS
STATION , LARGE SHOP FRONT WINDOW**

Description

Motis Estates are proud to offer a very established restaurant with a garden in the heart of Folkestone town centre in Cheriton Place. The property has an intimate restaurant area with approx 60 covers with a lovely garden located in a thriving business environment in Folkestone Town Centre.

The property has a good sized shop-front window which is ideal for advertising and a large sign above the window and door. The property has two separate seating areas with approx 60 covers, there is a fully fitted kitchen with serving hatch.

The kitchen benefits from a six ring free standing cooker with extraction, numerous fridges and freezers and ample preparation areas and stainless steel sink for washing up. There is no premium for the equipment. There are separate ladies and gent's toilets at the rear of the property and a store room.

There are 60 covers internally and approx. 20 covers within the garden.

Rent: The property is available on a Full Repairing and Insuring Lease at an initial rent of £900 per calendar month (no VAT).

Rent Deposit: 3 Month's Rent

Use: Any use within Class E of the Town and Country Planning Act (Use Classes) Order 1987. The premises also benefits from a Premises Licence.

Electricity: The tenants will be responsible for gas, electricity, water and drainage and a contribution towards the insurance premiums paid and maintenance and upkeep of the building.

Legal Costs: The incoming tenant to be responsible for landlord's reasonable legal costs

Business Rates: From a search of the Valuation Office Website we have identified Rateable Value - £4,800 with effect from 1st April 2023. This property may qualify for small business rate relief. To seek to clarify, applicants are advised to contact the local authority Folkestone & Hythe District Council on 01303 853000

Energy Performance Certificate: The Landlord is in the process of obtaining an EPC.

Viewings available with Motis Estates Chartered Surveyors in Folkestone via 01303 212020

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.

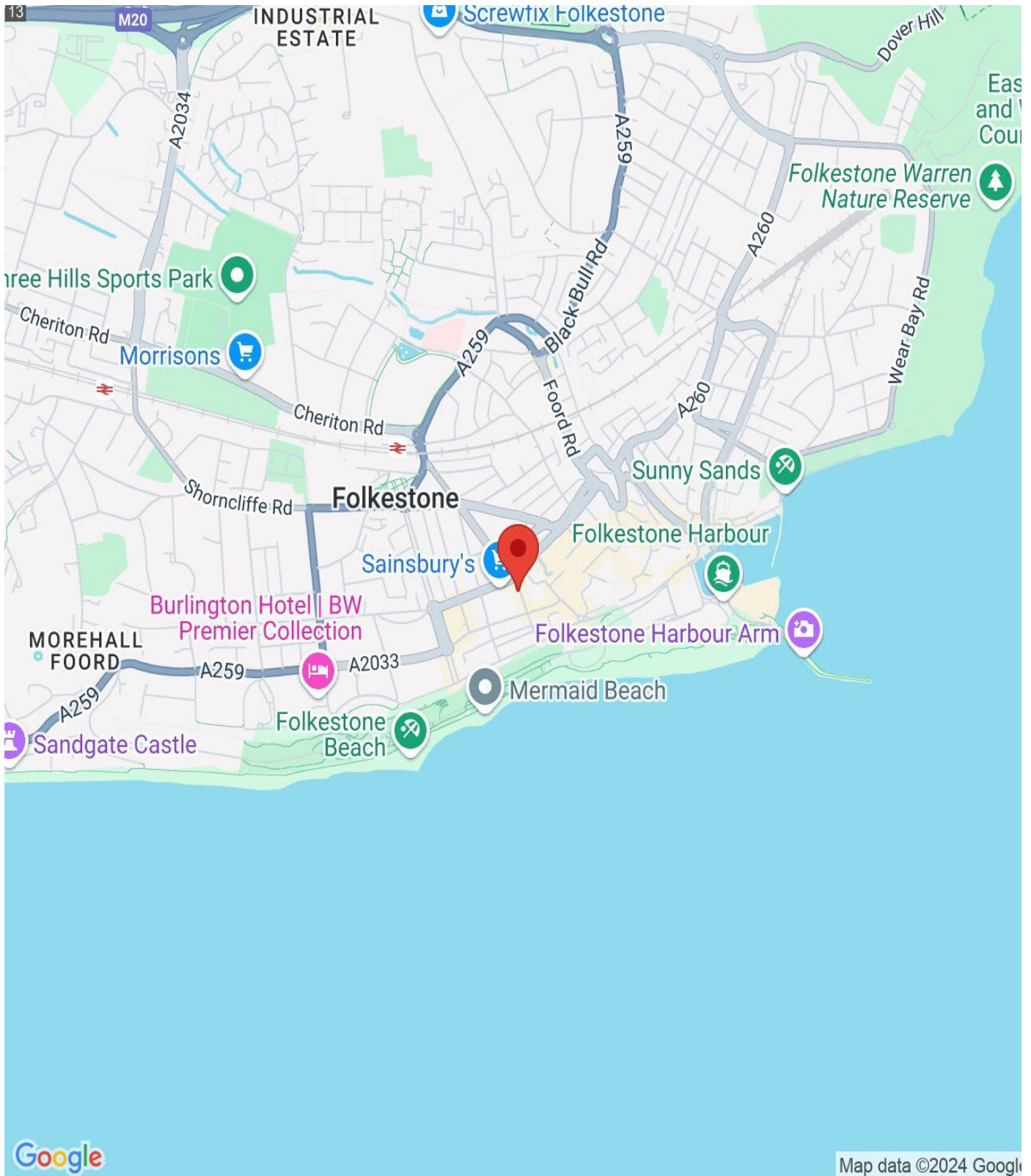
We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

Postcode CT20 2AY









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