



CORONATION PARADE, THE STADE ABOVE SUNNY SANDS, FOLKESTONE

£1,166 per month

Motis Estates, Estate Agents and Chartered Surveyors in Folkestone are pleased to offer this fantastic unit on Coronation Parade adjacent to Sunny Sands beach in Folkestone.



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Coronation Parade, The Stade Above Sunny Sands Folkestone CT19 6RB

Description

Sunny Sands Beach is a popular sandy beach located close to the centre of town and next to Folkestone Harbour. As such all the facilities are close by including cafés, pubs, shops and toilets. The beach is one of the closest sandy beaches to London means it can get quite busy in the summer. There is also an annual sandcastle building competition which brings people from all over the county.

There is a seasonal, independently run lifeguard service at Sunny Sands on Saturdays and Sundays, between the hours of 10am and 4pm from April until September.

Folkestone's Creative Quarter

Folkestone Creative Quarter is only a short walk away and 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.

Folkestone Harbour Arm

Originally the railway terminal for the Folkestone-Boulogne Ferry and departure point for soldiers on their way to the Western Front, The Harbour Arm still embraces the town's working fishing harbour, becoming a pivotal point in the town's future and its historical past. Since opening in 2014, Folkestone Harbour Arm has cemented itself as a major destination on the Kent coast. Reaching into the English Channel, offering views of the White Cliffs and glimpses of France, the Harbour Arm is a unique cultural attraction; a place to meet friends, see live music and sample the goods from nearly 30 independent food, drink and retail vendors.

The Property

A first floor cafe/sandwich bar/ice cream kiosk with external seating for a 40 plus persons. There is space for light cooking/heating up but no extraction facilities.

There is a separate storage area.

Public toilets are open between 1st April to 30th September from 8am - 6pm.

Operating Hours are 7am - to no later than 10pm.

Rent: £14,000 per annum (£1,166 PCM) no VAT.

Rateable Value: We note from the Valuation Office Agency website that the premises have a RV of £4,400 and therefore underneath the threshold for small business rates relief of £12,500 RV.

Energy Performance Certificate: 98 (D)

Services: Mains water, drainage and electricity.

Viewings Strictly by appointment through Motis Estates Commercial Agents in Folkestone - 01303 212020 or 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 CT19 6RB

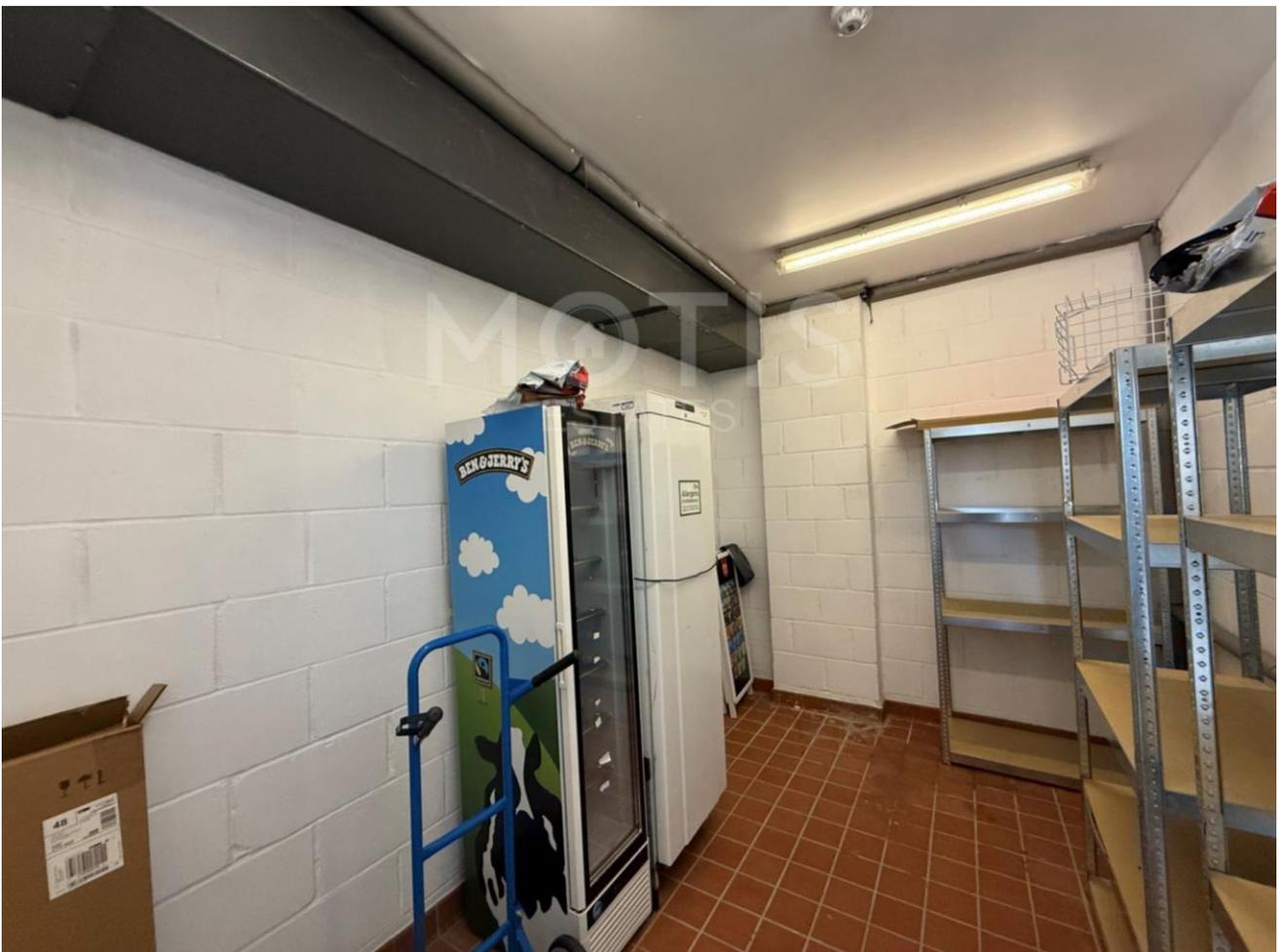
Viewings Strictly by appointment only -
Property Reference MOTIS_006437

Opening Hours:

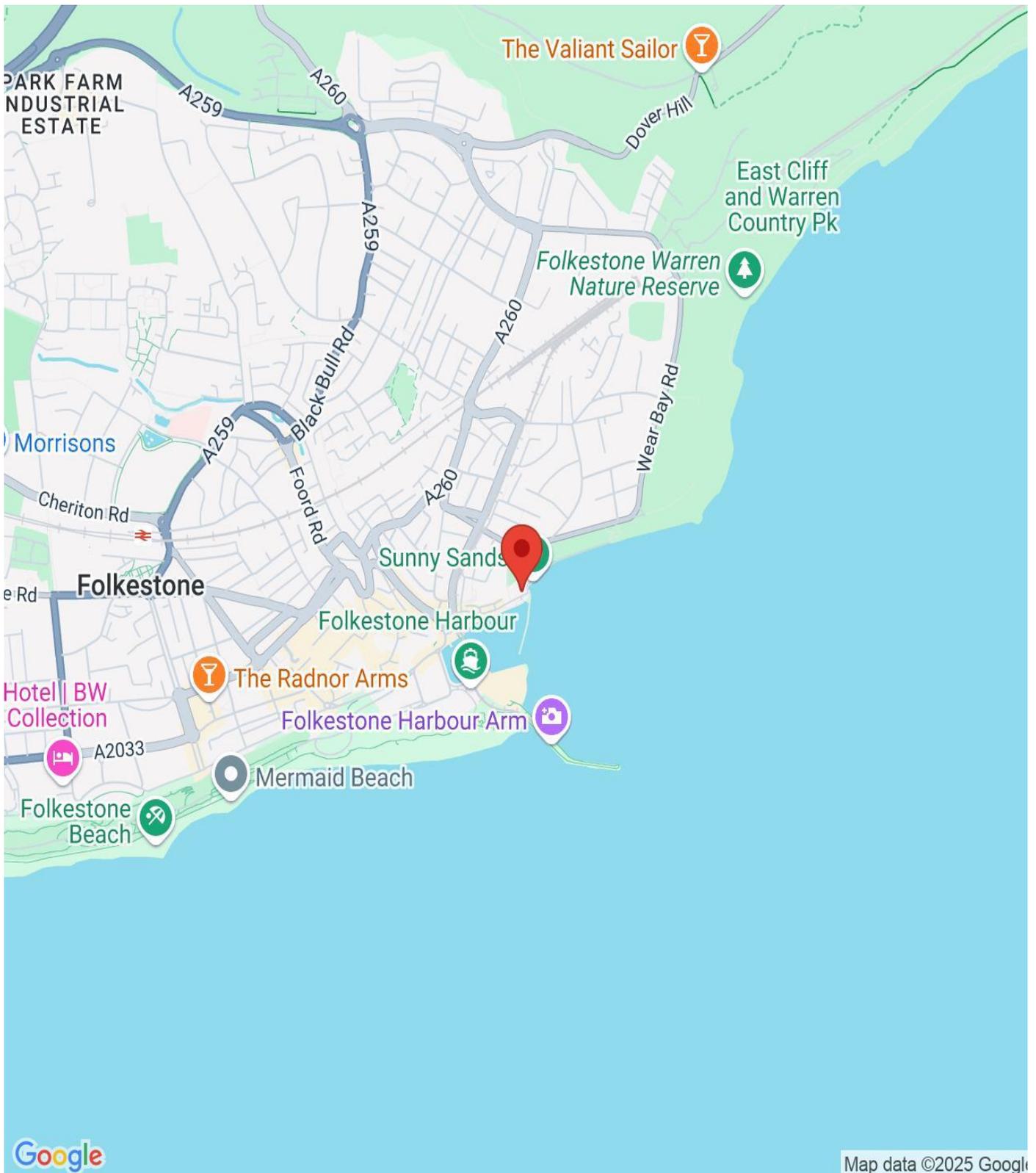
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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