



51, CHERITON HIGH STREET, FOLKESTONE

£850 per month

Refurbished Shop to Let in Cheriton.



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51, Cheriton High Street Folkestone CT19 4EZ

New Lease , Good Position , Fully Refurbished

Description

The property is situated in a prominent position in Cheriton Road (B2064) which has a number of independent retailers in close proximity. Parking is readily available outside the property with 1 hour bays and is free after 6pm. The property is based in Cheriton 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 has been utilised as a tattoo artist for a number of years but could be used for a number of uses such as a beauty salon, retail, office and storage.

The property has recently been refurbished to a good standard and has a reception area of approx 23 sq m with a large frontage, the lower ground floor is approx 39.4 sq m and has a new plasterboard ceiling with spot lights and a number of electric points for heating.

There is a new kitchen to the rear with worktops and cupboard space and a new w.c.

The property is available on a new lease at £10,200 per annum (£850 PCM).

A 2 year Licence Agreement is possible at a fee of £200 plus VAT or a longer lease with the legal costs shared at 50% each.

Retail: 671 sq ft.

Rateable Value: £4,700.00 (please contact Folkestone & Hythe District Council on 01303 853000 for further details)

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

Energy Performance Certificate: D (82) valid until 2034.

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).

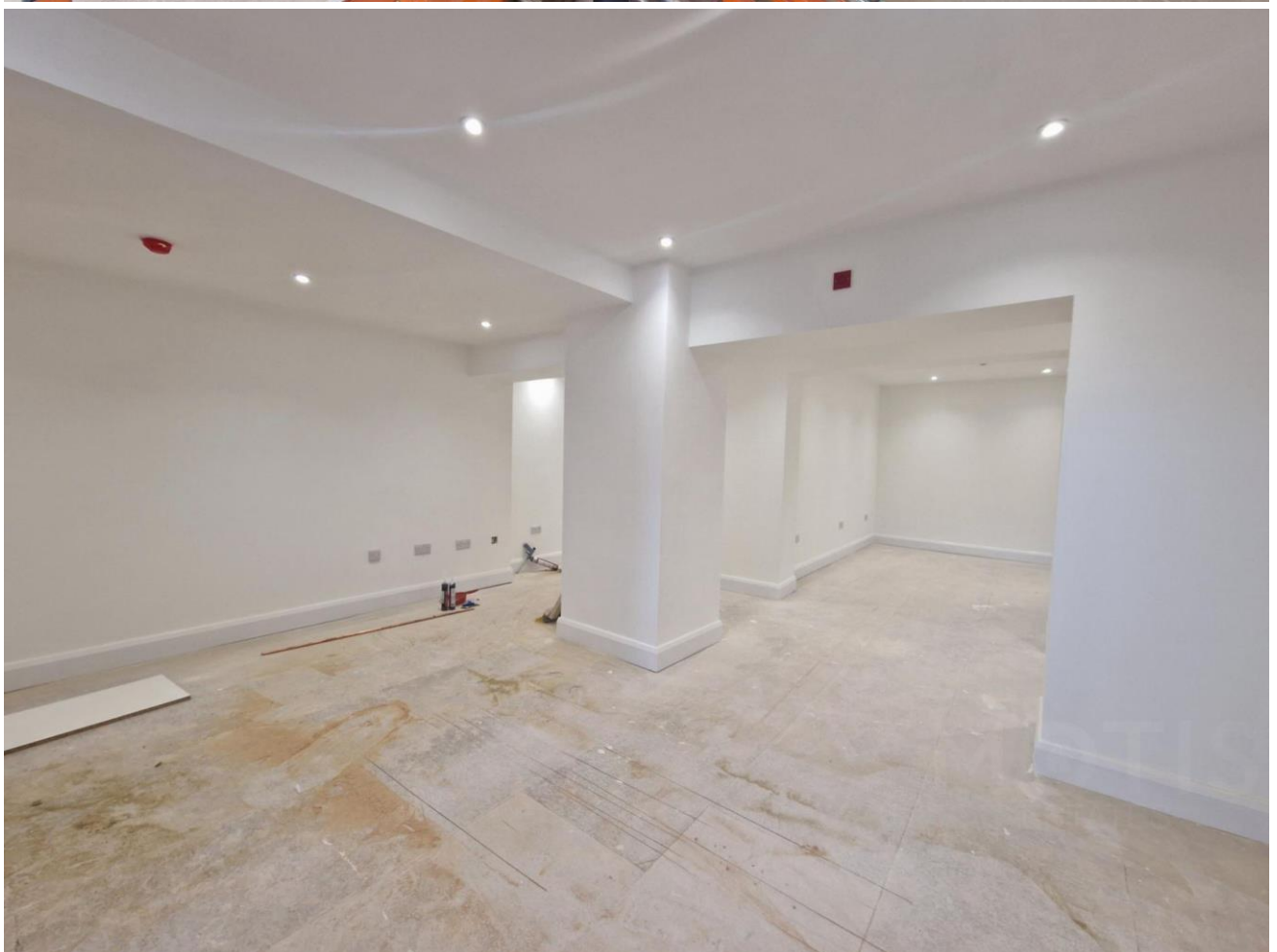
Postcode CT19 4EZ

Viewings Strictly by appointment only -
Property Reference MOTIS_007827

Opening Hours:

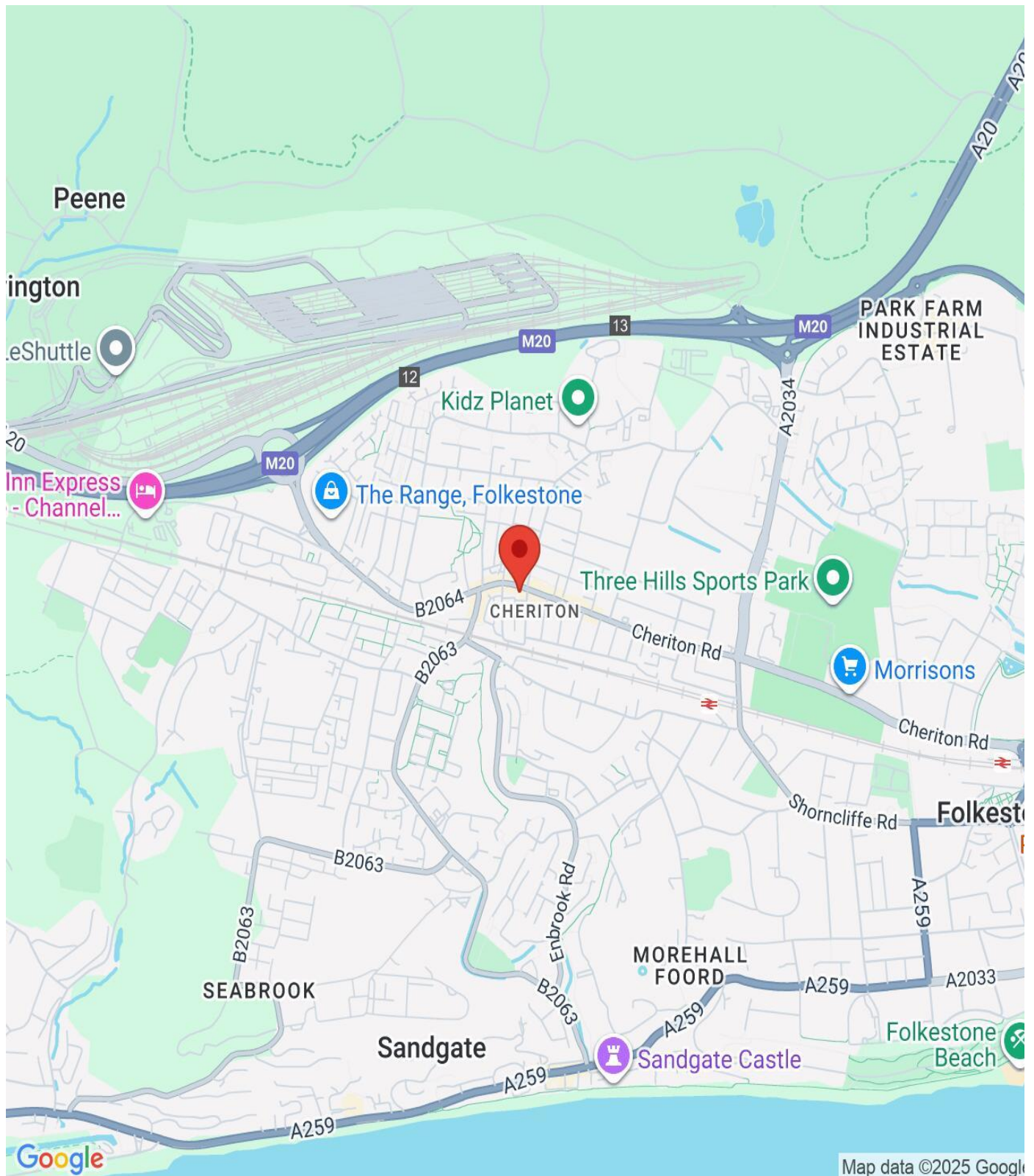
Monday - Friday 9.00 - 5.30

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.