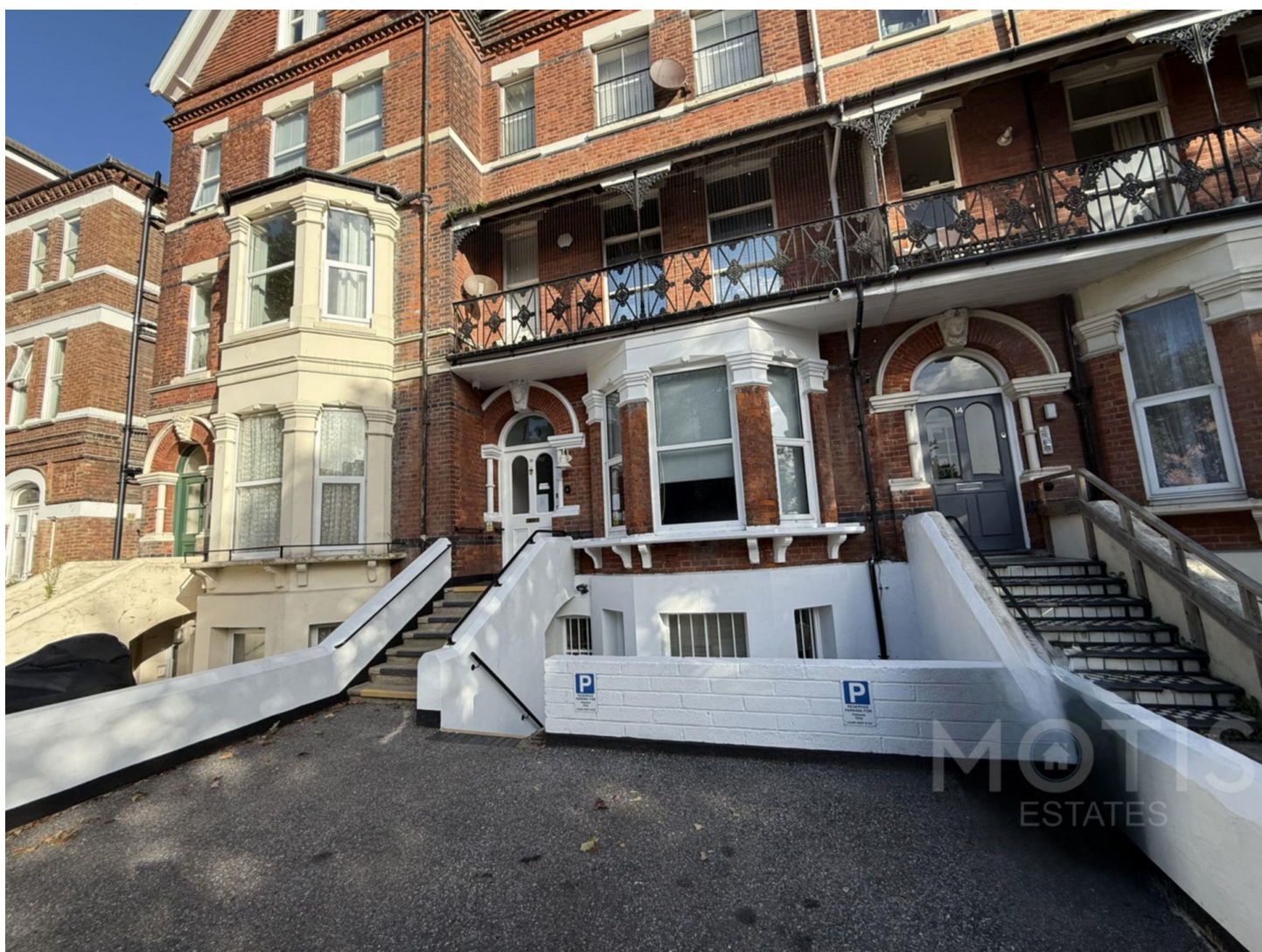




## LOWER GROUND FLOOR, 16 SHORNCLIFFE, FOLKESTONE

£800 per month

A lower ground floor office in Shorncliffe Road,  
ideal for an Office, Salon or a Dental Laboratory



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# Lower Ground Floor, 16 Shorncliffe Folkestone CT20 2SF

**Good Position , Former Dental Lab (D1) , Garden to the Rear**

## **Description**

Office / Salon / Dental Lab in Folkestone.

The property is well located within Folkestone town centre. Folkestone offers a wide range of shopping, recreational and educational facilities together with the famous Leas promenade with access down to the seafront within just a few minutes walk.

Within a short driving distance of the property is access to the M20 motorway, together with main line train services to London and the High Speed Link affording travel time from Folkestone to London St. Pancras via Ashford in 59 minutes.

The property is within a Victorian building with a Dental Surgery on the ground and first floor and is accessed via a separate entrance to the front of the property and has the benefit of two large rooms of 21 sq and 23 sqm with a wc at the rear.

The property has LED strip lighting and a gas central heating system with separate supplies to the Dental Surgery above. The property has use of a garden to the rear as well. There is no parking associated with the property.

The property was a former Dental Laboratory with D1 use and is fit for purpose with gas connections.

The property could also be used for a wide array of uses as an office, beauty salons, or any use with E use.

The property is available on a new lease at £9,600 per annum (£800 PCM) NO VAT

Lower Ground: 447 sq ft

Rateable Value: £3,950.00 (please contact Folkestone & Hythe District Council on 01303 853000 for further details)

Services: Electricity, Gas and Mains Water are connected. Water is charged at £200 per annum.

Energy Performance Certificate: D (87)

Terms: Flexible Legal Costs: 50% towards Lease Costs if a term of more than 3 Years. A 2 Year Licence Agreement is available for £200 plus VAT.

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 2SF

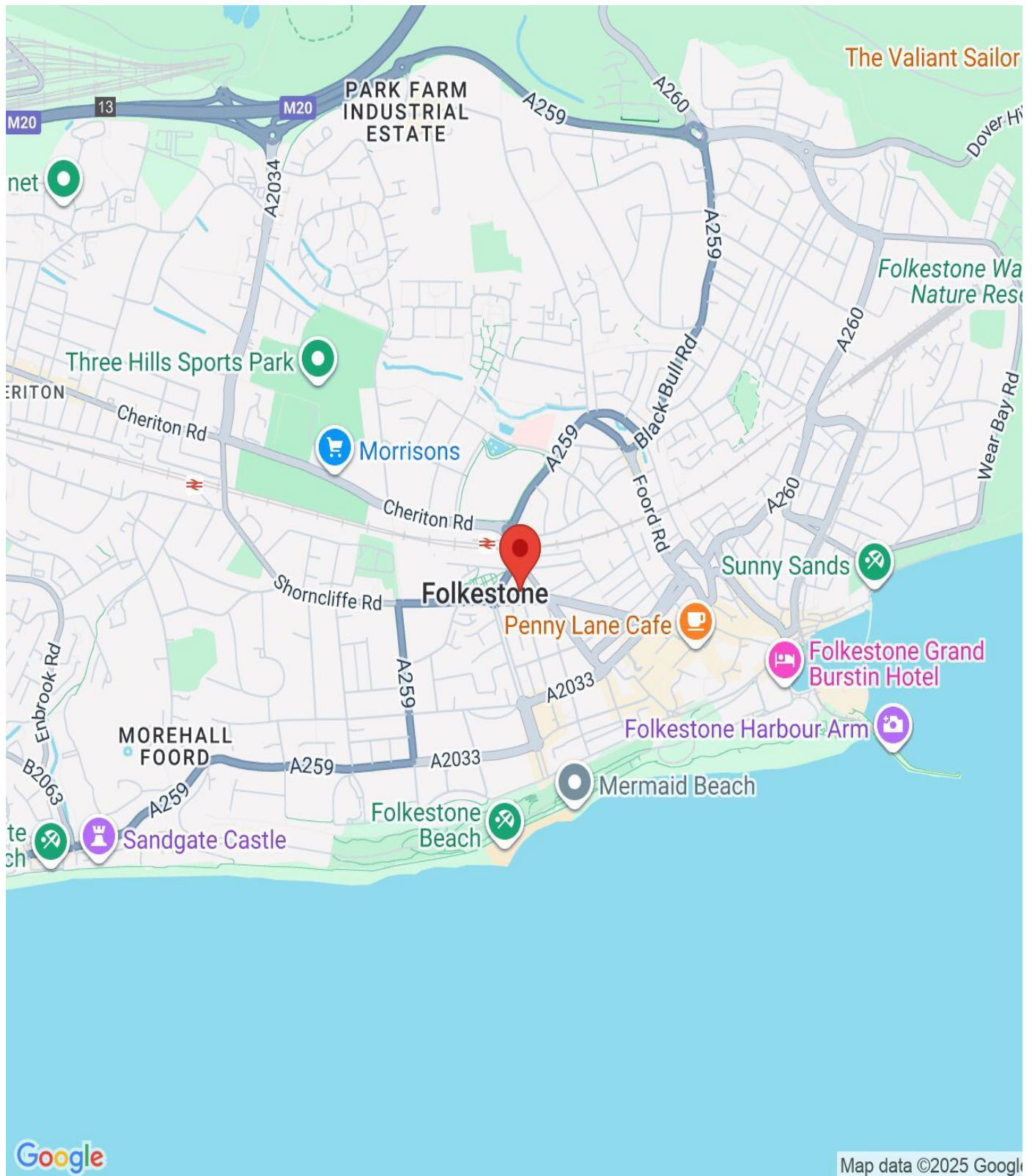
**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_007872

## **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.