



254 HORN STREET, FOLKESTONE

£750 per month

An opportunity to rent a ground floor shop in Cheriton.



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254 Horn Street Folkestone CT19 4JR

Good Position, Retail and Store , Multiple Uses , Free Parking , ,

Description

The shop is situated in the Roman Way housing estate adjacent Horn Street in Cheriton within a predominantly residential area however there is a newsagent adjacent.

Parking is readily available outside the property.

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 ground floor is currently occupied by retail shop however would be suitable for a number of uses (subject to the necessary planning consent).

No takeaways or off licences are permitted.

The shop has a large glazed frontage and a substantial amount of signage which can be used for advertising.

The interior of the property has a large retail area with LED Lighting but no heating. The property is carpeted within the retail area and carpet tiles to the rear store.

There is a good sized store to the rear with a kitchenette and w.c.

Dimensions (approx.)

Retail area: 46.5 sq m

Store: 24.3 sq m

Total: 70.8 sq m (761 sq ft)

Rateable Value: £5,800 from 1st April 2026 (please contact Folkestone & Hythe District Council on 01303 853000 for further details). The property is eligible for small business rates relief.

Rent: £9,000 per annum (£750.00 per calendar month) no VAT.

Landlord and Tenant 1954 Act: Outside the act

Services: Electricity, Gas and Mains Water are connected. There is a separate electricity supply and the water is shared with the flat and a percentage apportioned.

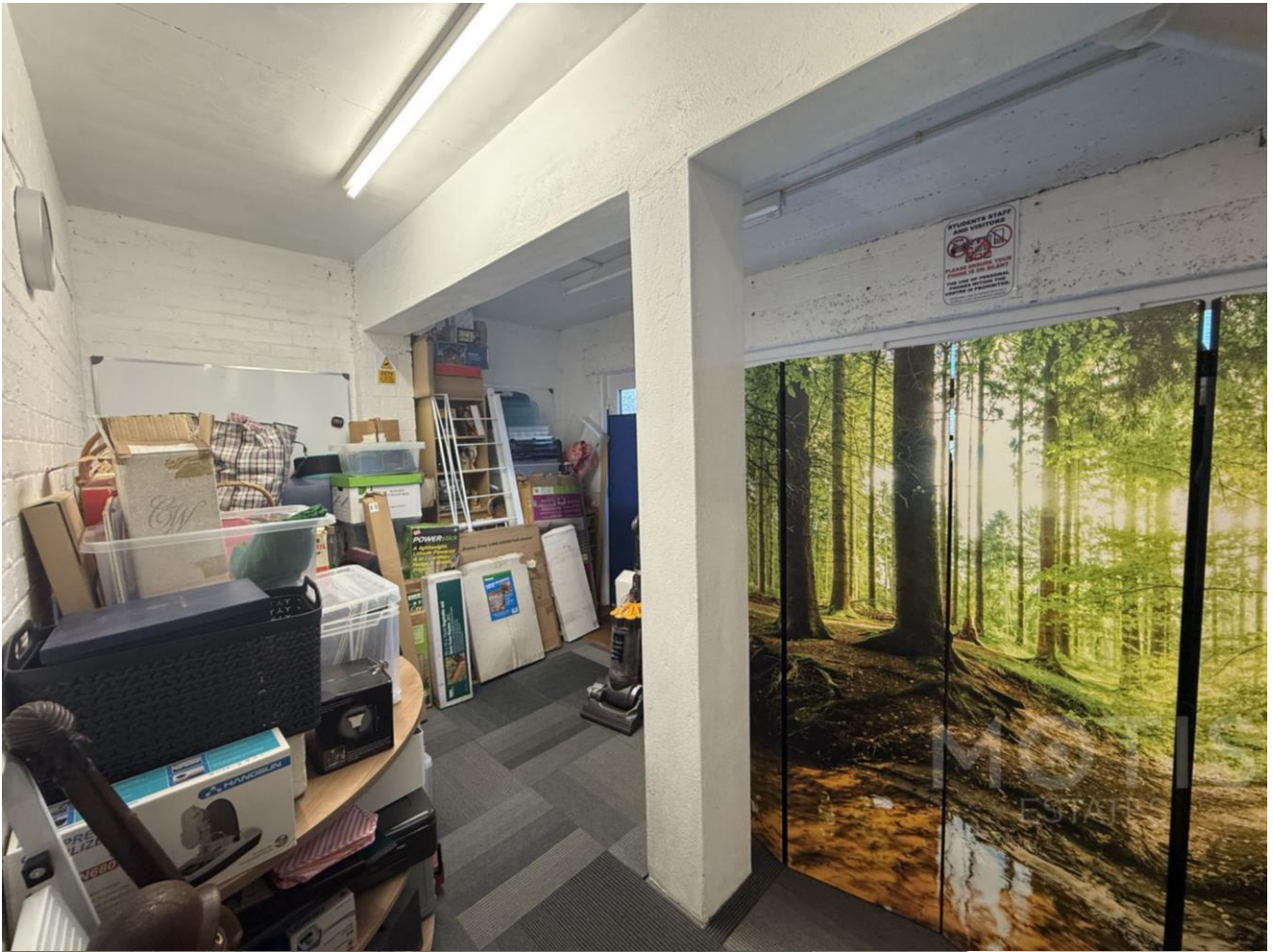
Repairs: Full Repairing and Insuring Lease.

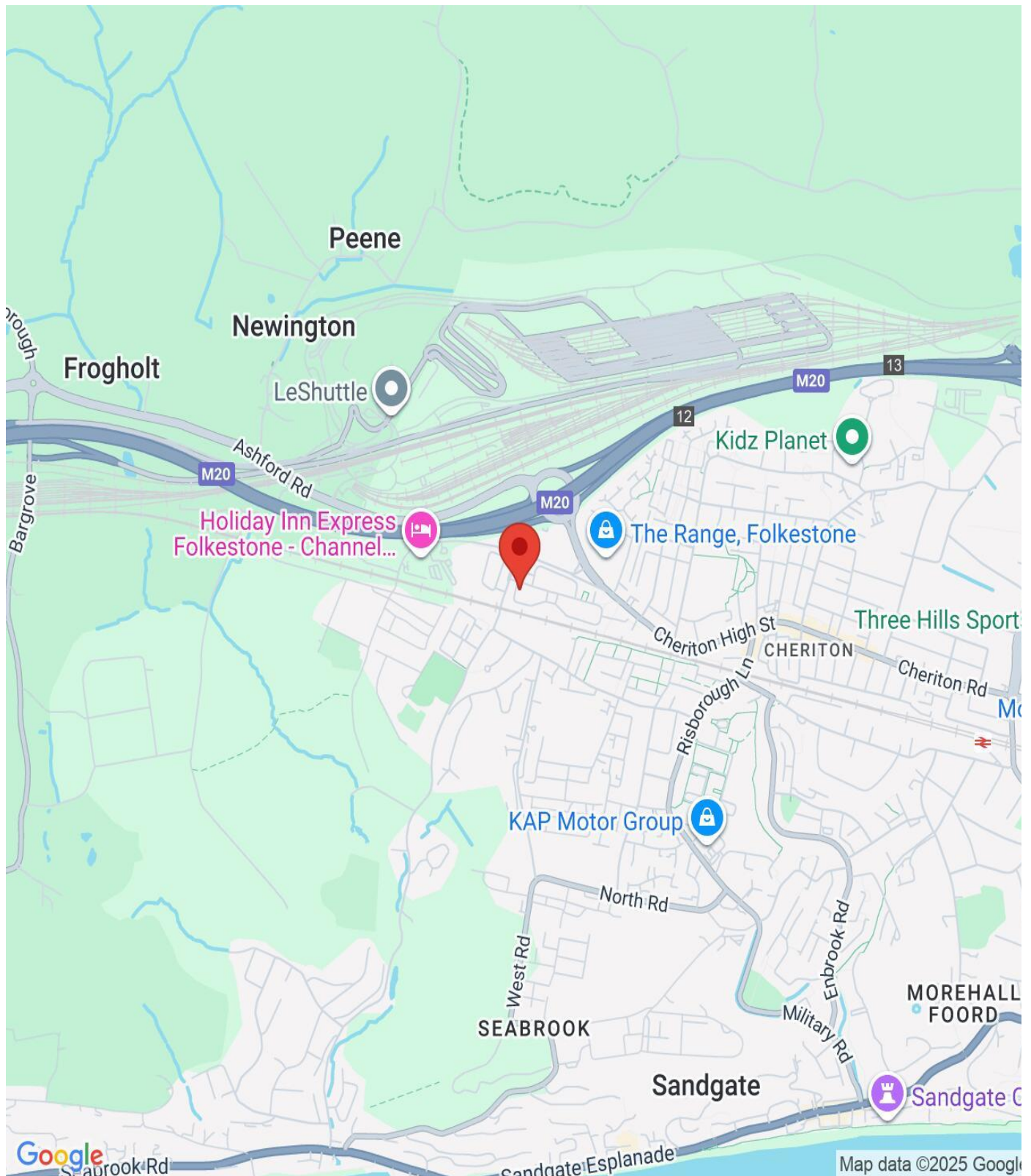
Energy Performance Certificate: B (32) valid until October 2032.

Legal Costs: Each party to pay their own legal costs. There is a fee of £200 plus VAT if the tenant would like a Licence Agreement of 2 years or less.

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)







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.