



## 337 CHERITON ROAD, FOLKESTONE

**£675 per month**

MOTIS ESTATES ARE OFFERING A COMMERCIAL GROUND FLOOR LOCK-UP SHOP WITH OFFICE SPACE TO THE REAR ON A MAIN ARTERIAL ROAD IN CHERITON.



## Moving with Motis



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# 337 Cheriton Road Folkestone CT19 4BQ

**Good Visibility , Destination Shop , Parking in Residential Streets  
Under Rates Threshold , Low Rent , Three Rooms**

## **Description**

Motis Estates are pleased to offer this commercial unit in the busy Cheriton High Street. We are happy to offer a ground floor lock-up shop with retail space to the front and office space to the rear extending to a ground floor net internal area of 418 sq ft.

The property benefits from a kitchen area and a w.c. The premises are situated in a busy shopping location in Cheriton adjacent to AM Removals and Storage. Many national retailers are located in the immediate vicinity, including Subway, ATS Euromaster, Kwik Fit and One Stop.

There are also a number of petrol stations on the main road.

All measurements are approx.

Zone A 29.46 sq m 316 sq ft

Zone B 15.95 sq m 171 sq ft

**Total 45.41 sq m 488 sq ft**

We understand that the Rateable Value for the property is £7,600.

For the 2025/26 financial year in England, the small business non-domestic multiplier (the rate used to calculate business rates for small businesses) is 49.9p (0.499) The property is therefore eligible for small business rates relief.

All main services are connected to the property (except gas).

EPC : Pending

The property is available by way of a Licence Agreement at a rent of **£675 per calendar month (no VAT)**.

Deposit payable of 3 months.

Licence Agreement Fee of £200 plus VAT.

Viewing Strictly by appointment through these offices. SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request). Please contact Motis Estates, Commercial Agents in Folkestone on 01303 212020 for further details.

**Postcode** CT19 4BQ

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_009278

## **Opening Hours:**

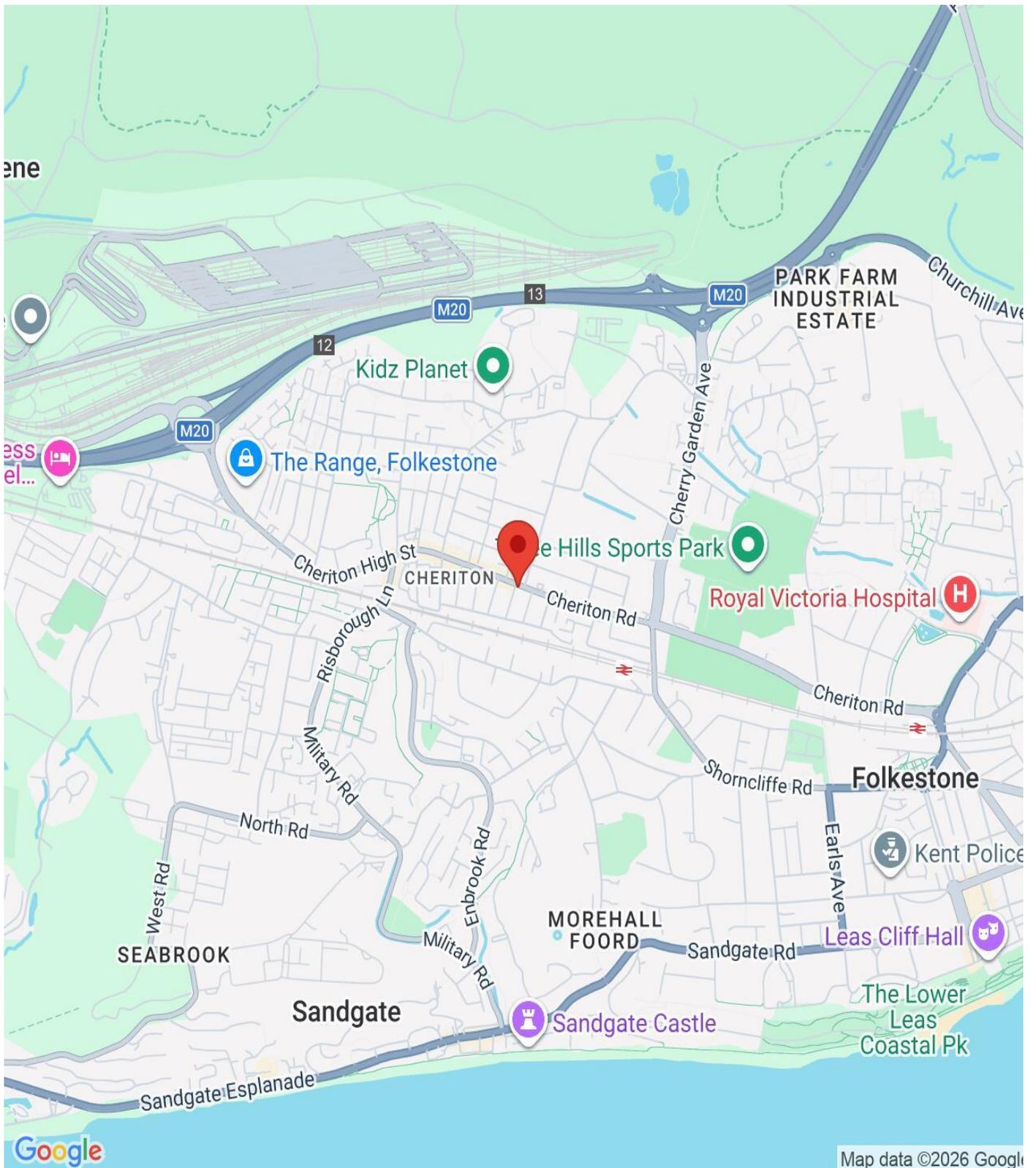
Monday - Friday 8.30 - 5.00

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.