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RETAIL PROPERTY



14/16 Sandgate Rd, FOLKESTONE, Kent CT20 1DP LARGE STORE TO LET-Subject to VP

Location

The premises are situated in 100% prime pitch in the pedestrianised Sandgate Rd. The store is adjacent to Bouverie Place shopping development anchored by a 72,500-sq ft **Asda** superstore, a 21,000-sq ft **Primark**, **Next**, **Sports Direct**, **Peacocks**, **Vodafone**, **TK Maxx**, **Specsavers** and **New Look**.

Opposite is a **Wilkinson's** store and together with other retailers including **Waterstones**, **Clintons**. The premises are at the heart of this busy town.

The property is arranged on ground floor and it is possible to extend sales to the first floor if required.
The property is serviced from Oxford Terrace.

Accommodation

Net Frontage	18.06m	59 ft 3 in
Floor Area	Sq M	Sq Ft
Ground Floor Sales	1,224	13,174
Lower Ground Floor Storage	41	446

Lease

The premises are available by way of a new 15 year lease subject to upwards only rent reviews at 5 yearly intervals on FRI terms.

VAT

The property has been elected for VAT purposes.

Rental

The premises are available at a commencing rental in the order of £135,000pax

Rates

We have been informed by the local Rating Authority that the following rateable value applies:-
2017 list - £158,000

(Rate in £ 51.2 pence or 49.9pence small business 2020/1)

Interested parties are advised to make their own enquiries of Thanet DC: Tel 01843 577 000

Planning

The property has the benefit of A1 use.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agent:

Michael Perkins

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