

To Let – Retail Premises

11,238 sq ft (1,044.05 sq m)

Unit 1-5, Bouverie Place, Folkestone, Kent, CT20 1AU

- Town Centre location
- Adjacent to Bouverie Place Shopping Centre
- Wide shop frontage

Location

The unit is situated on the western side of Bouverie Place which comprises a town centre retail street, linking Sandgate Road with the main bus terminal. Surrounding occupiers include Debenhams (opposite), Bouverie Place Shopping Centre, including Asda, TK Maxx and Primark, Barclays and Halifax banks.

Description

The unit comprises a three storey Georgian period property. The unit has sales accommodation predominantly at ground floor with shop frontage to Bouverie Place. Ancillary storage space found at first and second floor levels. Additionally there is basement storage accessed via trapdoor and ladder.

Accommodation

From the VOA, the unit extends to the following approximate floor areas:

Ground Floor	6,620 sq ft (615.02 sq m)
First Floor	1,430 sq ft (132.85 sq m)
Second Floor	1,552 sq ft (144.19 sq m)
Basement*	1,636 sq ft (151.99 sq m)
TOTAL	11,238 sq ft (1,044.05 sq m)

*From VOA, not measured



Planning

Class A1 of the Town and Country Planning (Use Classes) Order 1987.

Rent/Lease Terms

Our client is looking to assign their long leasehold interest in the above property, expiring on 25th August 2067. Further details on request.

Alternatively our client may consider subletting the property on a term to be agreed at a quoting rent of £100,000 per annum exclusive.

2017 Rating List Entry

Rateable Value	£56,000
UBR:	0.479
Rates Payable:	£26,824

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

“C” Rating – Further information on request.

Viewing and further Information



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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
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