

# Unit 1-5 Bouverie Place

Folkestone, Kent, CT20 1AU

- To Let
- 11,238 sq ft (1,044.05 sq m)
- Town centre location
- Adjacent to Bouverie Place Shopping Centre
- Wide shop frontage



**GL Hearn**

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## TO LET | RETAIL PREMISES

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### 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.

Bouverie Place Shopping Centre is a stone's throw away and includes Asda, TK Maxx and Primark, Barclays and Halifax banks.

### DESCRIPTION

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

### USER

The existing lease allows for the use of the property for a Retail trade or business. Other uses may be suitable, subject to planning and landlord consent.

### 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.

### BUSINESS RATES

Rateable Value:	£56,000
UBR:	51.2
Rates Payable:	£28,672

### VAT

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

### ENERGY PERFORMANCE CERTIFICATE

"C" Rating – Further information on request.

### ACCOMMODATION

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

1-5 Bouverie Place	Size (SQ. FT)	Size (SQ. M)
Ground floor	6,620	615.02
First floor	1,430	132.85
Second floor	1,552	144.19
Basement*	1,636	151.99
<b>Total</b>	<b>11,238</b>	<b>1,044.05</b>

\* From VOA – interested parties should rely on their own measurements.

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### VIEWING AND FURTHER INFORMATION

By appointment through sole agents GL Hearn

Kevin Farrow

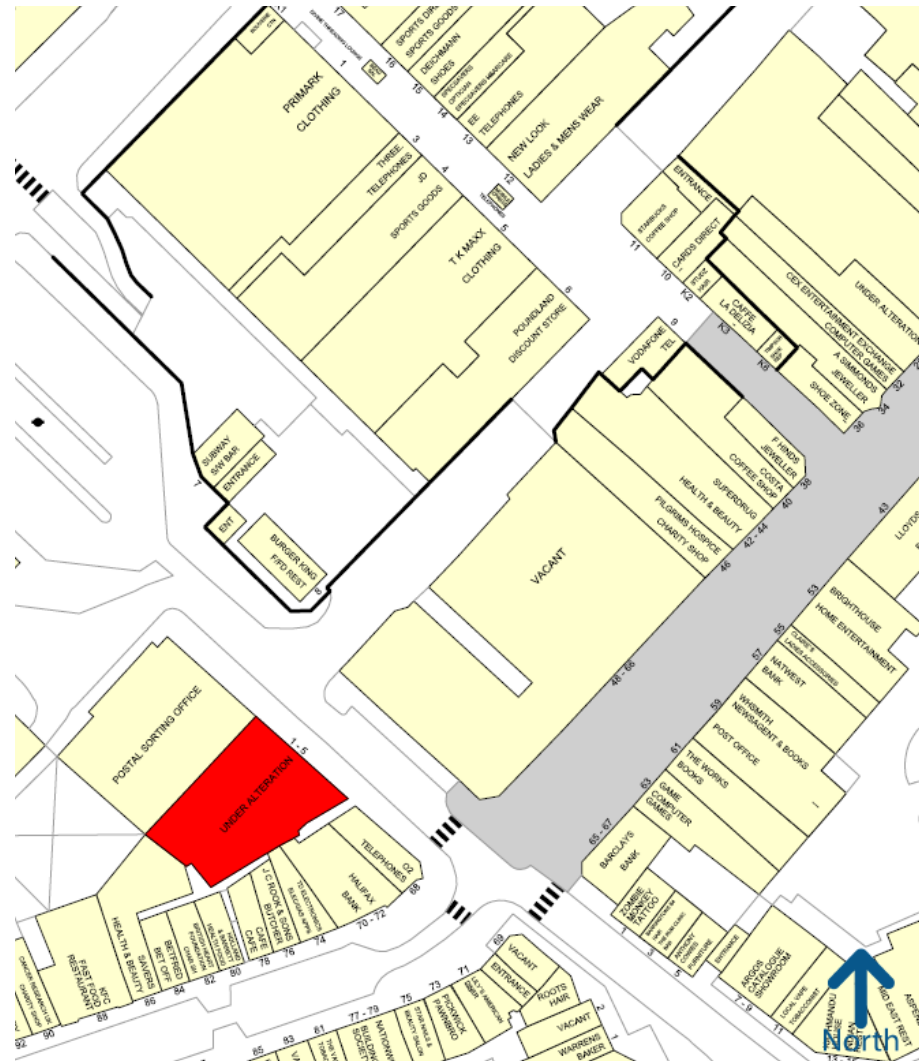
T +44 (0)7768 500 162

E [Kevin.Farrow@glhearn.com](mailto:Kevin.Farrow@glhearn.com)

Will Clark

T +44 (0)7395 372 267

E [William.Clark3@glhearn.com](mailto:William.Clark3@glhearn.com)



#### Important Notice

1. This information is intended as a general outline, and if for guidance only. It does not constitute an offer or contract, or part of an offer or contract.
2. All information and descriptions (in text, plans, in photographs or other) are given in good faith and are believed to be correct. They should not be relied upon as statements of representation or fact.
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September 2022