



1-3 Rendezvous Street, Folkestone CT20 1EY

## Summary

- New Lease Available
- Ground floor and Basement
- Prime corner location
- Potential for change of use

Leasehold Rental Offers Invited



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons:

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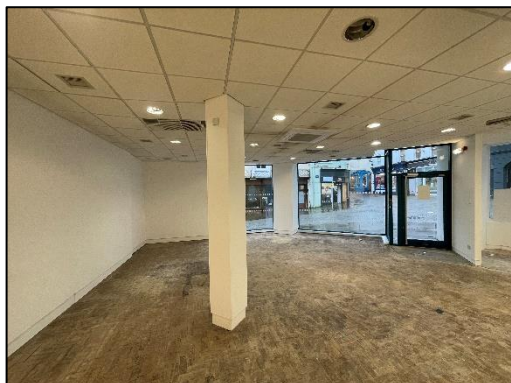
### Location

The property is located in Folkestone Town Centre in Rendezvous Street with the benefit of good transport links. The property is situated in a prime trading location within Folkestone town centre, with numerous retailers, restaurants and licenced operators. The property is in the main through flow to the Folkestone Harbour Arm with more than 100,000 visitors a year.



### Description

The property benefits from a suspended ceiling with recessed light panels and spotlights. There is air conditioning to the retail area and both an intruder alarm with CCTV and fire alarm system. There is a disabled w/c on the ground floor with a further customer w/c situated in the retail area. To the rear, there is a staff kitchen and staff room with a further staff w/c.



### Floor Areas

The ground floor and basement have the following gross internal floor areas:

Floor	Sq ft	Sq m
Retail Area	974	90.6
Staff Room	90	8.4
<b>Total</b>	<b>1,064</b>	<b>213.67</b>

The basement has not been measured.

### Use

E Class Use, but would suit a variety of uses subject to planning.

### Tenure

A new lease for terms to be agreed is available.

### Rent Deposit

To be discussed with ingoing tenant.

### Rent

Rental offers invited.

### Premise Licence

If required, a premise licence will need to be applied for from the local authority.

### Business Rates

The Rateable Value is £21,500.

### EPC

An EPC has been commission and can be provided upon request.

### Legal Costs

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

### Viewings

All viewings should be arranged through sole agents, Davis Coffey Lyons.

